

TOWN OF PARKER COUNCIL AGENDA

September 15, 2025

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.

Public comment for items that are not on the agenda may be made in person or electronically at <http://parkerCO.gov/CouncilPublicComment>. For those unable to provide comments in person or 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 submitted electronically through the website that are received 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.

Public Viewing Only - YouTube: Town Council meetings may be viewed live on YouTube at www.youtube.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through YouTube.

1. TOWN COUNCIL MEETING SCHEDULE

- A. 4:30 P.M. – Call to Order Town Council Meeting and Roll Call**
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)**
- C. Council Updates/Work Session - Immediately following Executive Session, if time allows.**
- D. 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 is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. This comment period is limited to 30 minutes total time, with each individual allowed a maximum of 3 minutes to speak. You must sign up ahead of time in order to comment, and that sign up begins 30 minutes before the start of the meeting. The Council will accommodate as many speakers as possible during this time—with preference to Town residents—but if public comment extends beyond the allotted 30 minutes, Town Council will continue the comment period at the end of the meeting, prior to adjourning for those who signed up before the meeting. As any matters raised by individuals during public comment are not on the agenda and other potentially interested parties would not, therefore, be aware of the discussion of these matters, the Town Council will not engage in dialogue regarding any items raised during public comment.*

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 - September 2, 2025***

- B. *ORDINANCE NO. 9.391 - First Reading*
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the North Central Texas Council of Governments Concerning the Master Interlocal Purchasing Agreement
Department: Finance, Charles Ellis
Second Reading: October 6, 2025
- C. *ORDINANCE NO. 9.392 - First Reading*
A Bill for an Ordinance to Approve the Intergovernmental Agreement By and Between the Town of Parker and the Alliance for Innovation Concerning the Master Cooperative Purchasing Agreement
Department: Finance, Charles Ellis
Second Reading: October 6, 2025
- D. *ORDINANCE NO. 9.170.3 - First Reading*
A Bill for an Ordinance to Approve the Third Amendment to Intergovernmental Agreement for the Administration and Operation of a Joint Service Facility By and Between South Metro Fire Rescue Fire Protection District, Douglas County School District RE-1, and the Town of Parker, Colorado
Department: Engineering and Public Works, Tom Williams
Second Reading: October 6, 2025
- E. *RESOLUTION NO. 25-057*
A Resolution to Exempt Certain Real Property Commonly Known as the Tract C, Stroh Ranch Filing No. 16 Property from the Definition of Subdivision and Subdivided Land as Contained in the Town of Parker Land Development Ordinance
Applicant: Town of Parker
Location: North side of Stroh Road east of Motsenbocker Road
Department: Community Development, Amber Wood-Hicken
TRAKiT No.: SUB25-018
- F. *RESOLUTION NO. 25-070*
A Joint Resolution of the Board of County Commissioners of Douglas County, the Town Council of Castle Rock, the City Council of Lone Tree, and the Town Council of Parker in Support of Historic Countywide Park and Recreation Investments
Department: Town Council
- G. *CONTRACTS OVER \$100,000*
- I. *Motorola Portable Radio Purchase*
Amount: \$320,199.15
Contractor: Motorola Solutions
Department: Police, Ron Combs

5. PUBLIC HEARINGS

A. CHERRY CREEK SOUTH METROPOLITAN DISTRICTS Nos. 4-11

Department: Town Attorney, Jamie Wynn

- 1. RESOLUTION NO. 25-059**
A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4
- 2. ORDINANCE NO. 9.309.2 - Second Reading**
A Bill for an Ordinance to Approve the Second Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 4
- 3. RESOLUTION NO. 25-060**
A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5
- 4. ORDINANCE NO. 9.310.1 – Second Reading**
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 5
- 5. RESOLUTION NO. 25-061**
A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6
- 6. ORDINANCE NO. 9.311.1 – Second Reading**
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 6
- 7. RESOLUTION NO. 25-062**
A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7
- 8. ORDINANCE NO. 9.312.1 – Second Reading**
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 7
- 9. RESOLUTION NO. 25-063**
A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8

10. **ORDINANCE NO. 9.313.1 – Second Reading**
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 8
11. **RESOLUTION NO. 25-064**
A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9
12. **ORDINANCE NO. 9.314.1 – Second Reading**
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 9
13. **RESOLUTION NO. 25-065**
A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10
14. **ORDINANCE NO. 9.315.1 – Second Reading**
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 10
15. **RESOLUTION NO. 25-066**
A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11
16. **ORDINANCE NO. 9.316.1 – Second Reading**
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 11

B. COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT

Department: Town Attorney, Jamie Wynn

1. **RESOLUTION NO. 25-058**
A Resolution to Approve the Service Plan for Compark Business Campus Metropolitan District
2. **ORDINANCE NO. 9.132.2 – Second Reading**
A Bill for an Ordinance to Approve the Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Compark Business Campus Metropolitan District
Department: Town Attorney, Jamie Wynn

6. **ORDINANCES**

A. **MOTSENBOCKER ROAD PROPERTY - Annexation**

Applicant: Town of Parker
Location: West of the Todd Drive and Motsenbocker Road intersection
Department: Community Development, Amber Wood-Hicken
Engineering and Public Works, Chris Hudson
TRAKiT No.: ANX25-001

1. **RESOLUTION NO. 25-050**

A Resolution to Establish the Town Council's Findings of Fact and Conclusions Thereon Concerning the Motsenbocker Road Property Annexation

2. **ORDINANCE NO. 2.287 - Second Reading**

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Motsenbocker Road Property

B. **ORDINANCE NO. 1.662 - Second Reading**

A Bill for an Ordinance Approving the Grant Agreement for Senior Center Improvements By and Between the Town of Parker and the Parker Senior Center, Inc.

Department: Parks, Recreation and Open Space, Mary Colton

7. **CONTRACTS OVER \$500,000**

A. **Parker Road Sidewalks – East Side Gaps (Pine Drive to Stroh Road) (CIP 23-042)**

Amount: \$3,721,000.00
Contractor: Hamon Infrastructure, Inc.
Department: Engineering and Public Works, Tom Gill

B. **Cottonwood Storm Phase 1 (CIP24-020)**

Amount: \$515,000
Contractor: HCG Construction
Department: Engineering and Public Works, Michael Grabczyk

8. **PUBLIC COMMENTS CONTINUED IF NECESSARY**

9. **ADJOURNMENT**

Parker Town Council

Executive Session Agenda

September 15, 2025

“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. Final Annexation Contract for the Annexation of Stroh Ranch dated June 8, 1984, the Stroh Ranch Planned Development Master Plan 1st Amendment, the Stroh Ranch Planned Development Guide 2nd Amendment (the “Guide”), Section 13.07.160 of the Land Development Ordinance referenced in the Guide, and Section 13.02.020 and Subsection 13.03.040(n)(3) of the Land Development Ordinance related to the residential use/density of Filings 14 and 15 of Stroh Ranch and the process to increase density under the Land Development Ordinance

2. Discussion Regarding Cherry Creek South Metropolitan District Nos. 4-11 Waiver Requests Related to Proposed Service Plan and Intergovernmental Agreements

“To consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f).”

3. Town Manager evaluation

4. Town Attorney evaluation

**TOWN OF PARKER COUNCIL
MINUTES
SEPTEMBER 2, 2025**

Mayor Joshua Rivero called the meeting to order at 6:30 p.m. All Councilmembers were present, except for Anne Barrington and Laura Hefta.

COUNCIL UPDATES/WORK SESSION

The following item was discussed during the Work Session:

- Salibury Regional Park grant request and support of Douglas County's resolution.

Brandi Wilks moved and John Diak seconded to recess the regular meeting until 7:00 p.m.

The motion was approved unanimously.

REGULAR MEETING

Mayor Rivero reconvened the meeting at 7:00 p.m.

Mayor Rivero led the Council and audience in the Pledge of Allegiance.

PUBLIC COMMENTS

None.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings and activities they attended since the last Town Council meeting.

CONSENT AGENDA

A. APPROVAL OF MINUTES - August 18, 2025

B. ORDINANCE NO. 2.287 - First Reading

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Motsenbocker Road Property

*Department: Community Development, Amber Wood-Hicken
Engineering and Public Works, Chris Hudson*

Trakit No.: ANX25-001

Second Reading: September 15, 2025

C. ORDINANCE NO. 1.662 - First Reading

A Bill for an Ordinance Approving the Grant Agreement for Senior Center Improvements By and Between the Town of Parker and the Parker Senior Center, Inc.

*Department: Parks, Recreation and Open Space, Mary Colton
Second Reading: September 15, 2025*

- D. *ORDINANCE NO. 9.132.2 – First Reading*
A Bill for an Ordinance to Approve the Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Compark Business Campus Metropolitan District
Department: Town Attorney, Jamie Wynn
Second Reading: September 15, 2025
- E. *CHERRY CREEK SOUTH METROPOLITAN DISTRICTS Nos. 4-11*
Department: Town Attorney, Jamie Wynn
Second Reading: September 15, 2025
1. *ORDINANCE NO. 9.309.2 - First Reading*
A Bill for an Ordinance to Approve the Second Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 4
 2. *ORDINANCE NO. 9.310.1 – First Reading*
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 5
 3. *ORDINANCE NO. 9.311.1 – First Reading*
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 6
 4. *ORDINANCE NO. 9.312.1 – First Reading*
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 7
 5. *ORDINANCE NO. 9.313.1 – First Reading*
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 8
 6. *ORDINANCE NO. 9.314.1 – First Reading*
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 9
 7. *ORDINANCE NO. 9.315.1 – First Reading*
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 10

8. *ORDINANCE NO. 9.316.1 – First Reading*
A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 11

- F. *RESOLUTION NO. 25-056*
A Resolution Accepting the Conveyance of a Drainage Easement from Flexential Corp., for Portions of Lot 1, Compark Village Filing No. 13
Department: Engineering and Public Works, Charles Kudlauskas

G. *CONTRACTS OVER \$100,000*

1. *Town Hall Moving & Storage Contract*
Amount: \$250,015.76
Contractor: Buehler Moving Companies
Department: Engineering and Public Works, Bob Exstrom
2. *Townwide Rectangular Rapid Flashing Beacons*
Amount: \$138,200
Contractor: Gades Sales Co. Inc.
Department: Engineering and Public Works, Eli Vadales
3. *E-470/ Parker Road/Twenty Mile Road Mobility Improvements (CIP25-029) Preliminary Design*
Amount: \$321,563
Contractor: Felsburg Holt & Ullevig
Department: Engineering and Public Works, Chris Hudson

Brandi Wilks moved and Todd Hendreks seconded to approve Consent Agenda Items 4A through 4G.

A roll call vote was taken:

Todd Hendreks - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

ORDINANCES

- A. **ORDINANCE NO. 1.660 - Second Reading**
A Bill for an Ordinance Conveying Certain Real Property by Easement to Parker Water and Sanitation District for Tallman Park
Department: Engineering and Public Works, Alex Mestdagh

Passage of this ordinance approved conveyance of a sanitary sewer easement to Parker Water and Sanitation District over a portion of Town-owned open space adjacent to Tallman Park.

Public Comments: None.

E.J. Cansilis, TetraTech, answered questions of the Town Council.

Todd Hendreks moved and Erik Frandsen seconded to approve Ordinance No. 1.660 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

B. ORDINANCE NO. 1.661 - Second Reading

A Bill for an Ordinance Conveying Certain Real Property by Easement to Parker Water and Sanitation District for Lutheran High School

Department: Engineering and Public Works, Charles Kudlauskas

Passage of this ordinance approved conveyance of a water and sanitary sewer easement to Parker Water and Sanitation District over a portion of Town-owned open space within Tract G of of the New Horizon Filing 1 Subdivision adjacent to Lutheran High School.

Public Comments: None.

Erik Frandsen moved and Brandi Wilks seconded to approve Ordinance No. 1.661 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

C. ORDINANCE NO. 4.93.7 - Second Reading

A Bill for an Ordinance to Amend Chapter 11.04 of the Parker Municipal Code Concerning the Parker Fire Protection Code

Department: Town Manager, Michael Lawson

Passage of this ordinance updated several provisions in Chapter 11.04 of the Parker Municipal Code to align with the transition of fire/life safety permitting and inspection services from the Town to South Metro Fire Rescue (SMFR) as well as some clean-up based on minor updates to the International Fire Code (IFC). The primary change in the ordinance amended the Town's Fire Protection Code by designating SMFR, rather than the Town of Parker's Chief Building Official, as the authority for interpreting and enforcing the fire code.

Public Comments: None.

Brandi Wilks moved and Todd Hendreks seconded to approve Ordinance No. 4.93.7 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

D. ORDINANCE NO. 9.390 - Second Reading

A Bill for an Ordinance to Approve the Intergovernmental Agreement For Payment of Start-Up Costs for Fire/Life Safety Services By and Between the Town of Parker and the South Metro Fire Rescue Fire Protection District

Department: Town Manager, Michael Lawson

Passage of this ordinance authorized an intergovernmental agreement outlining the financial arrangement between the Town of Parker and the South Metro Fire Rescue Fire Protection District (SMFR) related to the transition of fire/life safety (FLS) services from the Town to SMFR. The Town will provide a one-time payment of \$50,900 to assist SMFR with start-up costs related to this transition, which includes onboarding staff and acquiring necessary equipment.

Public Comments: None.

Todd Hendreks moved and Erik Frandsen seconded to approve Ordinance No. 9.390 on second reading.

A roll call vote was taken:

Todd Hendreks - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

RESOLUTIONS

Town Council Support of Ballot Questions for November 4, 2025 Election

Department: Town Council

Town Council has called a special election for November 4, 2025. With this special election, Town Council has referred five questions for the voters to consider that would update the Charter. As permitted by the Fair Campaign Practices Act, the Town Council adopted resolutions in support of these ballot questions.

Public Comments: None.

1. RESOLUTION NO. 25-051
A Resolution of the Town Council Supporting the Passage of Ballot Question 2A
Concerning Town Council Vacancies and the Appointment Process

Brandi Wilks moved and Todd Hendreks seconded to approve Resolution No. 25-051.

A roll call vote was taken:

Todd Hendreks - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

2. RESOLUTION NO. 25-052
A Resolution of the Town Council Supporting the Passage of Ballot Question 2B
Concerning Town Council Conflict of Interest Provisions

Todd Hendreks moved and Brandi Wilks seconded to approve Resolution No. 25-052.

A roll call vote was taken:

Todd Hendreks - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

3. RESOLUTION NO. 25-053
A Resolution of the Town Council Supporting the Passage of Ballot Question 2C
Concerning Multiple Offices to Prohibit the Mayor or any Town Councilmember from
Simultaneously Serving in Any Other Office

Todd Hendreks moved and Erik Frandsen seconded to approve Resolution No. 25-053.

A roll call vote was taken:

Todd Hendreks - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

4. RESOLUTION NO. 25-054
A Resolution of the Town Council Supporting the Passage of Ballot Question 2D
Concerning the Repeal of the Board of Adjustment and Appeals

Brandi Wilks moved and Erik Frandsen seconded to approve Resolution No. 25-054.

A roll call vote was taken:

Todd Hendreks - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

5. RESOLUTION NO. 25-055

**A Resolution of the Town Council Supporting the Passage of Ballot Question 2E
Concerning Contracts with other Governmental Entities by Ordinance**

Erik Frandsen moved and Todd Hendreks seconded to approve Resolution No. 25-055.

A roll call vote was taken:

Todd Hendreks - yes

Brandi Wilks - yes

John Diak - yes

Erik Frandsen - yes

The motion was approved unanimously.

ADJOURNMENT

Mayor Rivero adjourned the meeting at 8:06 p.m.

Susan L. Irvine, Deputy Town Clerk

Joshua Rivero, Mayor



Request for Town Council Action

Date: September 15, 2025

Submitted By: Charles Ellis, Procurement Officer

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.391 - First Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement
By and Between the Town of Parker and the North Central Texas
Council of Governments Concerning the Master Interlocal Purchasing
Agreement
Department: Finance, Charles Ellis
Second Reading: October 6, 2025

EXECUTIVE SUMMARY

The North Central Texas Council of Governments provides a variety of services to local governments in the North Texas area. They offer a governmental purchasing cooperative, TXShare, that will provide additional procurement contract resources to the Town for future projects.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is a member of a number of third-party governmental cooperatives that allow us to streamline procurement processes with a variety of contracts that have been solicited previously by other agencies. By joining this cooperative, the Town will be able to utilize the services of, or purchase goods from, vendors that have gone through the procurement process of the other agencies who are also cooperative members. Other cooperatives we utilize include Buyboard, Omnia Partners, Sourcewell, NASPO and others. TXShare will provide additional, previously awarded contracts for the Town to utilize, which will streamline procurement processes by reducing research time and eliminating bidding processes when it is beneficial to the Town.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Ordinance No. 9.391

RECOMMENDED MOTION

I move to approve Ordinance No. 9.391 on first reading and to schedule second reading for October 6, 2025, as part of the consent agenda.

ORDINANCE NO. 9.391, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONCERNING THE MASTER INTERLOCAL PURCHASING AGREEMENT

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 North Central Texas Council of Governments concerning the Master Interlocal Purchasing Agreement, 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

TXShare

Your Public Sector Solutions Center

FOR NCTCOG Use Only

ILA No: _____

MASTER INTERLOCAL PURCHASING AGREEMENT

THIS MASTER INTERLOCAL AGREEMENT (“ILA”). made and entered into pursuant to the Texas Interlocal Cooperation Act, Chapter 791, Texas Government Code (the “Act”), by and between the North Central Texas Council of Governments, hereinafter referred to as “NCTCOG,” having its principal place of business at 616 Six Flags Drive, Arlington, TX 76011, and _____, a local government, a state agency, or a non-profit corporation created and operated to provide one or more governmental functions and services, hereinafter referred to as “Participant,” having its principal place of business at _____.

WHEREAS, NCTCOG is a regional planning commission and political subdivision of the State of Texas operating under Chapter 391, Texas Local Government Code; and

WHEREAS, pursuant to the Act, NCTCOG is authorized to contract with eligible entities to perform governmental functions and services, including the purchase of goods and services; and

WHEREAS, in reliance on such authority, NCTCOG has instituted a cooperative purchasing program under which it contracts with eligible entities under the Act; and

WHEREAS, Participant has represented that it is an eligible entity under the Act, that is authorized to enter into this Agreement on _____ (Date), and that it desires to contract with NCTCOG on the terms set forth below;

NOW, THEREFORE, NCTCOG and the Participant do hereby agree as follows:

ARTICLE 1: LEGAL AUTHORITY

The Participant represents and warrants to NCTCOG that (1) it is eligible to contract with NCTCOG under the Act for the purposes recited herein because it is one of the following: a local government, as defined in the Act (a county, a municipality, a special district, or other political subdivision of the State of Texas or any other state), or a combination of two or more of those entities, a state agency (an agency that the State of Texas as defined in Section 771.002 of the Texas Government Code, or a similar agency of another state), or a non-profit corporation created and operated to provide one or more governmental functions and services, and (2) it possesses adequate legal authority to enter into this Agreement.

ARTICLE 2: SCOPE OF SERVICES

The Participant appoints NCTCOG its true and lawful purchasing agent for the purpose of certain products and services (“Products” or “Services”) through the **TXShare** Program. Participants will access the Program through **www.TXShare.org**. All purchases under this Agreement shall comply with applicable Texas competitive bidding statutes as well as the specifications, contract terms and pricing applicable to such purchases. NCTCOG may also serve as a coordinating agent to administer the use of eligible Participant contracts to other participants of TXShare. The eligibility of such contracts will be determined by incorporation of coordinating agent authorization in Participant’s solicitation documents. Title to all products purchased under the TXShare Program shall be held by Participant unless otherwise agreed. Nothing in this Agreement shall preclude the Participant for purchasing Products and/or Services offered in the TXShare Program directly from the vendor/supplier.

ARTICLE 3: PAYMENTS

Upon delivery of goods or services purchased and presentation of property documented invoice, the Participant shall promptly, and in any case within thirty (30) days, pay the contracted provider the full amount of the invoice. All payments for goods or services will be made from current revenues available to the paying party. In no event shall NCTCOG have any financial liability in the Participant for any goods or services Participant purchase through the TXShare Program.

ARTICLE 4: PERFORMANCE PERIOD

This Agreement shall be effective when signed by the last party whose signing makes the Agreement fully executed and will remain in full force and effect for one (1) year. This Agreement shall automatically renew for successive one-year terms unless sooner terminated in accordance with Article 6 below. Any modifications of this Agreement must comply with the requirements of Article 5 below.

ARTICLE 5: CHANGES AND AMENDMENTS

This Agreement may be amended only by a written amendment executed by both parties, except that any alterations, additions, or deletions to the terms of this Agreement which are required by changes in Federal and State law or regulations are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation. NCTCOG reserves the right from time to time to make changes in the scope of products and services offered through the TXShare Program.

ARTICLE 6: TERMINATION PROCEDURES

NCTCOG or the Participant may cancel this Agreement for any reason and at any time upon thirty (30) days written notice by certified mail to the other party to this Agreement. The obligation of the Participant to pay for any Service and/or Products purchased under this Agreement, shall survive cancellation, as well as any other Participant costs incurred prior to the effective date of cancellation.

ARTICLE 7: APPLICABLE LAWS

NCTCOG and the Participant agree to conduct all activities under this Agreement in accordance with all applicable rules, regulations, and ordinances and laws in effect or promulgated during the term of this Agreement.

ARTICLE 8: DISPUTE RESOLUTION

The parties to this Agreement agree to the extent possible and not in contravention of any applicable state or federal law or procedure established for dispute resolution, to attempt to resolve any dispute between them regarding this Agreement informally through voluntary mediation, arbitration, or any other local dispute mediation process before resorting to litigation.

ARTICLE 9: MISCELLANEOUS

- a. This Agreement has been made under and shall be governed by the laws of the State of Texas. Venue and jurisdiction of any suit or cause of action arising under, or in connection with, this Agreement shall lie exclusively in Tarrant County, Texas.
- b. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective entities.
- c. This Agreement and the rights and obligations contained herein may not be assigned by either party without the prior written approval of the other party to this Agreement.

TXShare

Your Public Sector Solutions Center

FOR NCTCOG Use Only

ILA No: _____

- d. All parties agree that should any provision of this Agreement be determined to be invalid or unenforceable, such determination shall not affect any other term of this Agreement, which shall continue in full force and effect.
- e. To the extent that either party to this Agreement shall be wholly or partially prevented from the performance within the term specified of any obligation or duty placed on such party by reason of or through strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, accident, order of any court, act of God, or specific cause reasonably beyond the party's control and not attributable to its neglect or nonfeasance. In such event, the time for performance of such obligation or duty shall be suspended until such disability to perform is removed; provided, however, force majeure shall not excuse an obligation to solely pay funds.
- f. This Agreement and any attachments/addendums, as provided herein, constitute the complete agreement between the parties hereto, and supersede any and all oral and written agreements between the parties relating to matters herein.

THIS INSTRUMENT HAS BEEN EXECUTED IN TWO ORIGINALS BY THE PARTIES HERETO AS FOLLOWS:

North Central Texas Council of Governments

TXShare

616 Six Flags Drive, Arlington, TX 76011

Name of Participating Agency

NCTCOG Executive Director or Designee

Mailing Address

Signature of Executive Director or Designee

City State Zip

Date

Name and Title of Authorized Official or Designee

Signature

Date



Request for Town Council Action

Date: September 15, 2025

Submitted By: Charles Ellis, Procurement Officer

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.392 - First Reading**
A Bill for an Ordinance to Approve the Intergovernmental Agreement
By and Between the Town of Parker and the Alliance for Innovation
Concerning the Master Cooperative Purchasing Agreement
Department: Finance, Charles Ellis
Second Reading: October 6, 2025

EXECUTIVE SUMMARY

The Alliance for Innovation (AFI) is a non-profit association of local governments that provides collaborative services and training to local government entities. An additional service they provide is access to their governmental purchasing cooperative. The AFI cooperative will provide additional procurement contract resources to the Town for future projects.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is a member of a number of third-party governmental cooperatives that allow us to streamline procurement processes with a variety of contracts that have been solicited previously by other agencies. By joining this cooperative, the Town will be able to utilize the services of, or purchase goods from, vendors that have gone through the procurement process of the cooperative. Other cooperatives we utilize include Buyboard, Omnia Partners, Sourcewell, NASPO and others. The Alliance for Innovation (AFI) cooperative will provide additional, previously awarded contracts for the Town to utilize, which will streamline procurement processes by reducing research time and eliminating bidding processes when they are beneficial to the Town.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ATTACHMENTS

1. Ordinance No. 9.392

RECOMMENDED MOTION

I move to approve Ordinance No. 9.392 on first reading and to schedule a second reading for October 6, 2025, as part of the consent agenda.

ORDINANCE NO. 9.392, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND THE ALLIANCE FOR INNOVATION CONCERNING THE MASTER COOPERATIVE PURCHASING AGREEMENT

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 the Alliance for Innovation concerning the Master Cooperative Purchasing Agreement, 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

ALLIANCE FOR INNOVATION PURCHASING COOPERATIVE MASTER COOPERATIVE PURCHASING AGREEMENT

This **MASTER COOPERATIVE PURCHASING AGREEMENT** is hereby established this _____ day of _____, 20____, and administered by the **ALLIANCE FOR INNOVATION** (hereinafter called the “**ALLIANCE**”) a non-profit association of local governments, together with an accompanying **PARTICIPATING ADDENDUM** (collectively called the “**AGREEMENT**”) executed by their duly authorized representative, between those **LOCAL GOVERNMENTS** (“**MEMBERS**”) listed herein, for the purpose of participating in cooperative procurement opportunities and is to be known hereinafter as the “**ALLIANCE FOR INNOVATION PURCHASING COOPERATIVE**” (hereinafter called the “**PURCHASING COOPERATIVE**”).

RECITALS

WHEREAS, voluntary purchasing cooperatives between and among local government entities in the State of Texas have been shown to improve competition, quality, and services, provide lower prices for materials and services, and avoid duplication of efforts; and

WHEREAS, Chapter 791 of the Texas Government Code, the Interlocal Cooperation Act, authorizes local governments to contract, to the greatest possible extent, with one another and agencies of the state; and

WHEREAS, Chapter 271 of the Texas Local Government Code, permits local governments to form purchasing cooperatives, engage in cooperative purchasing for the benefit of all parties; and

WHEREAS, the parties hereto desire the free exchange of information, technology, and other services that may assist in improving the efficiency or economy of the procurement of necessary goods and services; and

WHEREAS, cooperative purchasing results when a lead government establishes cooperative contracts, through required competition or as otherwise legally allowed, and makes these contracts available for use by participating governments that have entered into a cooperative agreement with the lead local government; and

WHEREAS, each participating government is independently responsible for executing its own contract based on the lead local government’s cooperative contract; issuing, receiving, inspecting, and accepting its own orders; resolving its own contractual disputes, and making its own timely payment for invoiced amounts; and

WHEREAS, the goods and services purchased under this Agreement will serve a government function as defined by Texas Government Code Section 791.003(3); and

WHEREAS, this Agreement will serve these ends;

TERMS AND CONDITIONS

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, and for the mutual benefits to result therefrom, the “Members” agree as follows:

1. Purpose:

The purpose of the Agreement is to streamline and simplify compliance with Texas Local Government Code, Ch. 791, by establishing a collective or master cooperative purchasing agreement, under Texas Government Code Ch. 271, in which parties, “Members,” may leverage the combined purchasing power to obtain goods and services at competitive prices, under Texas Local Government Code § 271.101, and authorize and access one another’s cooperative contracts, without needing to execute and maintain multiple interlocal agreements with each “Member” individually.

2. Name.

This “Purchasing Cooperative” shall be known as the Alliance For Innovation Purchasing Cooperative.

3. Administrator.

This “Purchasing Cooperative” shall be administered by the Alliance For Innovation Board, a nonprofit association of local governments, its Chairman, the Purchasing Officer, or duly authorized delegate.

- A. The “Purchasing Cooperative” agrees to leverage the combined purchasing power of “Member” agencies for the procurement of various goods and services commonly utilized by all participants, where available and applicable. Under such program, the “Purchasing Cooperative” or the “Members” of the “Purchasing Cooperative” may purchase goods and services from vendors, under present and future contracts, and enter into individual contracts with vendors as provided for under this Agreement.
- B. Vendors that have been selected, awarded, and contracted through a competitive solicitation process, such as a Request for Proposals (RFP) or other formal procurement method, are available to provide their products or services to “Members” of the “Purchasing Cooperative.”

4. Members.

- A. In accordance with Texas Local Government Code, Ch. 271.102, Local Governments may participate in this “Purchasing Cooperative” without any joining fees to the Agency. “Members” agree that other Local Governments may, at their discretion, join this Agreement and become “Members” of this “Purchasing Cooperative.”
- B. The list of current “Members” of this Agreement is included herein and shall be periodically updated by the Administrator. See Appendix A.
- C. To join this “Purchasing Cooperative,” Local Governments must complete and authorize a Participating Addendum, the same or substantially similar to the Form included herein, and submit it to the Administrator. See Appendix B.

ALLIANCE FOR INNOVATION PURCHASING COOPERATIVE
MASTER COOPERATIVE PURCHASING AGREEMENT

- D. Each “Member” represents and warrants that its governing body has duly authorized its participation, has designated the “Purchasing Cooperative” to act on its behalf in all matters relating to the program, including the purchase of items from the vendor under any contract, in compliance with all state and local laws and policies pertaining to purchasing goods and services.

5. Effective Date of Memberships.

The Agreement shall take effect upon the execution of the Participating Addendum by both parties.

6. Lead Cooperative Contracts.

- A. As requested, “Members” shall provide information and access to those contracts in which they have included cooperative language, and thereby making these lead cooperative contracts available for use by other “Members.”
- B. “Members” making their lead cooperative contracts available to other “Members,” shall have no obligation or liability for any participating cooperative contracts established by other “Members.”
- C. Administrative Fee Revenue: Administrative Fee Revenue percentages by contract will be determined between the “ALLIANCE” and the “Member” when Lead Cooperative Contracts become available. “Administrative Fee Revenue” is defined as gross revenue received from sales on awarded contracts agreed to as disclosed in each bid conducted by a member agency. These fees may be used to administer the “ALLIANCE’s” responsibilities under this agreement for the benefit of its “Members,” including technology and services required to support the program.
- D. Per-Purchase Rebate Fee: The “Purchasing Cooperative” and the “Member” may agree to implement a Per-Purchase Rebate Fee for Lead Cooperative Contracts submitted for use. A Per-Purchase Rebate Fee of the total purchase price may be rebated back for each purchase made through the “Purchasing Cooperative.” The “Member” shall only receive remuneration for individually bid and initiated contracts only. The per-purchase fee shall be invoiced at the time of the transaction and payable within 30 days of the invoice date.

7. Participating Cooperative Contracts.

- A. “Members” shall be solely responsible for the legal compliance, administration, interpretation, ordering, payments, liabilities, enforcement, and remediation of their participating cooperative contracts.
- B. Each “Member” shall pay for the performance of their cooperative contracts from current revenues available to the “Member.”
- C. “Members” shall not create participating cooperative contracts to procure professional services as defined by Texas Government Code Ch. 791.011 (h) and (j).

ALLIANCE FOR INNOVATION PURCHASING COOPERATIVE
MASTER COOPERATIVE PURCHASING AGREEMENT

8. Fees.

The Vendor shall pay a Fee Percentage for the total lifetime contract value of any award received, or contract entered into, between a “Member” and the Vendor as a result of participating, and for the avoidance of doubt, shall apply to all renewals or modification to contracts and awards.

9. Term and Termination.

- A. This Agreement shall remain in effect until participation has been terminated by all but two of the parties.
- B. Upon providing 60 days' notice to the Administrator, “Members” may terminate their participation in this Agreement and with it their membership at any time.
- C. Upon providing 60 days’ notice to the “Member,” the Administrator may terminate a “Member’s” participation in this Agreement for any material violations of this Agreement.

10. Amendment by Notice.

The Administrator may amend this Agreement, in accordance with statutorily adopted procedures, provided that prior written notice is sent to the “Members” at least 60 days prior to the effective date of any change described in such amendment and provided that the “Member” does not terminate its participation in the “Purchasing Cooperative” before the expiration of the 60 days.

11. Jurisdiction/Venue.

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and, to the extent permitted by law, venue for all disputes arising under this Agreement shall lie in Tarrant County, Texas.

12. Limitation of Liability.

- A. By entering this Agreement, “Members” do not waive their governmental or sovereign immunity from liability afforded under law.
- B. In regard to any lawsuit or formal adjudication arising out of this Agreement, “Members” shall not be liable to the other “Members” for any special, incidental, consequential, or exemplary damages.

ALLIANCE FOR INNOVATION PURCHASING COOPERATIVE
MASTER COOPERATIVE PURCHASING AGREEMENT

13. Notice.

Any written notice to the “Purchasing Cooperative” shall be addressed to the following:

Alliance For Innovation
ATTN: Executive Director
PO Box 1662
Keller, TX 76244

troyriggs@transformgov.org

14. Entire Agreement.

This is the complete and entire Agreement, including Appendix A - B, between the “Members” with respect to the matters herein and supersedes all prior agreements and negotiations, if any.

ALLIANCE FOR INNOVATION PURCHASING COOPERATIVE
MASTER COOPERATIVE PURCHASING AGREEMENT

APPENDIX – A

The following **LOCAL GOVERNMENTS** have submitted completed **PARTICIPATING ADDENDA** and are recognized as Members of the **ALLIANCE FOR INNOVATION PURCHASING COOPERATIVE**.

[illegible]

[A full membership listing is available upon request]

ALLIANCE FOR INNOVATION PURCHASING COOPERATIVE
MASTER COOPERATIVE PURCHASING AGREEMENT

APPENDIX – B

With this **PARTICIPATING ADDENDUM**, as of the effective date and as executed by their duly authorized representative, the **LOCAL GOVERNMENT** identified below hereby indicates itself as a party to the Agreement and a Member of the **ALLIANCE FOR INNOVATION PURCHASING COOPERATIVE**.

LOCAL GOVERNMENT

EFFECTIVE DATE

(Local Government)

(Date)

AUTHORIZED REPRESENTATIVE AND/OR DESIGNEE

(Signature)

(Address)

(Name)

(E-mail)

(Title)

(Phone)

(Signature) Department Director, if applicable

(Name)

(E-mail)

(Title)

(Phone)



Request for Town Council Action

Date: September 15, 2025

Submitted By: Tom Williams, Director Eng/PW

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 9.170.3 - First Reading**
A Bill for an Ordinance to Approve the Third Amendment to Intergovernmental Agreement for the Administration and Operation of a Joint Service Facility By and Between South Metro Fire Rescue Fire Protection District, Douglas County School District RE-1, and the Town of Parker, Colorado

Department: Engineering and Public Works, Tom Williams

Second Reading: October 6, 2025

EXECUTIVE SUMMARY

South Metro Fire District (SMFRD) and the Douglas County School District (DCSD) are proposing a third amendment to the intergovernmental agreement associated with the Joint Service Facility (JSF). This amendment includes an allocation of operating costs associated with electrical services for one of the common areas on the JSF. With this amendment, this cost would be equally split between the SMFRD and DCSD. The Town would not be responsible for any additional operating costs as part of this amendment.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker, SMFRD and DCSD own a portion of the land known as the JSF. The JSF is located on Plaza Drive, immediately west of Twenty-Mile Road. In 2010, the Town, SMFRD and DCSD entered into an agreement to assign and allocate costs associated with the administration and operation of the JSF. This agreement was amended twice since 2010, with the last (2nd) amendment in 2022 removing the Town from any administrative or operating cost responsibility. The 2nd amendment was executed since the Town transferred/sold the salt storage building to SMFRD and no longer owns or operates any structures or facilities on the JSF property.

This 3rd amendment includes an allocation of operating costs associated with electrical services for one of the common areas on the JSF. With this amendment, this cost would be equally split between the SMFRD and DCSD. The Town would not be responsible for any additional operating costs as part of this amendment. Although the Town does not own or operate facilities on the JSF, it is still an underlying property owner and any amendments to the original agreement require the Town's approval.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Ordinance No. 9.170.3

RECOMMENDED MOTION

I move to approve Ordinance No. 9.170.3 on first reading and to schedule second reading for October 6, 2025, as part of the consent agenda.

ORDINANCE NO. 9.170.3, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE THIRD AMENDMENT TO INTERGOVERNMENTAL AGREEMENT FOR THE ADMINISTRATION AND OPERATION OF A JOINT SERVICE FACILITY BY AND BETWEEN SOUTH METRO FIRE RESCUE FIRE PROTECTION DISTRICT, DOUGLAS COUNTY SCHOOL DISTRICT RE.1, 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 Third Amendment to Intergovernmental Agreement for the Administration and Operation of a Joint Service Facility By and Between South Metro Fire Rescue Fire Protection District, Douglas County School District RE.1, 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

THIRD AMENDMENT TO INTERGOVERNMENTAL AGREEMENT FOR THE ADMINISTRATION AND OPERATION OF A JOINT SERVICE FACILITY

This Third Amendment to Intergovernmental Agreement for the Administration and Operation of a Joint Service Facility (this “Amendment”) is entered into by and between the SOUTH METRO FIRE RESCUE FIRE PROTECTION DISTRICT (“South Metro”), the DOUGLAS COUNTY SCHOOL DISTRICT RE.1 (“School District”), and the TOWN OF PARKER, COLORADO (“Parker”), and are collectively referred to herein as the “Parties” or singularly referred to as “Party.”

RECITALS

A. The South Metro Fire Rescue Authority (“Fire Authority”), the School District, and Parker entered into that certain Intergovernmental Agreement for the Administration and Operation of a Joint Service Facility dated as of November 22, 2010, as amended by that certain First Amendment to Intergovernmental Agreement for the Administration and Operation of a Joint Service Facility dated as of March 1, 2011 (together, the “Agreement”); and

B. The Fire Authority’s right, title, and interest in the Agreement was automatically assigned to South Metro upon the consolidation of the Parker Fire Protection District and South Metro Fire Rescue pursuant to Section XII of the Agreement; and

C. South Metro, the School District, and Parker entered into that certain Second Amendment to Intergovernmental Agreement for the Administration and Operation of a Joint Service Facility dated as of August 31, 2022; and

D. The Parties desire to amend the Agreement, as further described herein.

[Remainder of page left blank]

AGREEMENT

1. Common Areas A. Section VI.E.2. of the Agreement is amended to delete the stricken text and add the underlined text, as follows:

2. The Operating Costs associated with Common Areas A shall be allocated among the Parties in the following proportions:

<u>Party</u>	<u>Percentage</u>
School District	15
SMFRA	85

Electrical Cost:

<u>Party</u>	<u>Percentage</u>
School District	50
SMFRA	50

2. Capitalized Terms. Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Agreement.

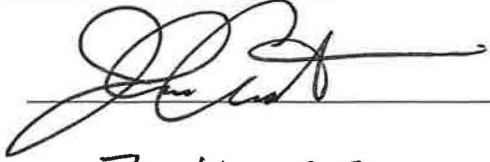
3. No Other Modifications. Except as expressly set forth herein, no other terms or provisions of the Services Agreement are modified or amended hereby.

4. Counterpart Execution. This Amendment may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

[Signature Page Follows]

IN WITNESS WHEREOF the Parties have caused this Amendment to be executed effective as of the most recent date stated below.

**SOUTH METRO FIRE RESCUE FIRE
PROTECTION DISTRICT**

By: _____

Date: 7-16-25

**DOUGLAS COUNTY SCHOOL
DISTRICT RE.1**

By: _____

Date: _____

TOWN OF PARKER

By: _____

Date: _____



Request for Town Council Action

Date: September 15, 2025

Submitted By: Amber Wood Hicken, Planner I
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 25-057**
A Resolution to Exempt Certain Real Property Commonly Known as the Tract C, Stroh Ranch Filing No. 16 Property from the Definition of Subdivision and Subdivided Land as Contained in the Town of Parker Land Development Ordinance

Applicant: Town of Parker

Location: North side of Stroh Road east of Motsenbocker Road

Department: Community Development, Amber Wood-Hicken

TRAKiT No.: SUB25-018

EXECUTIVE SUMMARY

The Town is planning to make sidewalk improvements with the Stroh Road widening project that will be constructed on the Town-owned Stroh Soccer Park property. An exemption plat is needed to clean-up property boundaries in the project area by converting some land to right-of-way (ROW) to reflect the final built condition.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is currently widening Stroh Road from J. Morgan Boulevard west across Cherry Creek to Crowfoot Valley Road. Stroh Road was originally planned as a four (4) lane arterial road but was initially constructed with only two (2) lanes and half an arterial road section with the long-term goal to widen it to a full four (4) lane arterial road in the future. The current Stroh Road improvements were initiated as a result of poor road conditions and increased traffic volumes in the area. Additionally, traffic on Stroh Road is anticipated to increase with the recent Chambers Road connection to Stroh Road.

The Stroh Road widening project includes the reconstruction of the existing bridge, approaches to the bridge, roadway pavement and trail connections. The project also includes the construction of new roadway, two (2) additional lanes, a parallel bridge and sidewalk improvements along the north and south sides of the road. The sidewalk improvements on the north side of Stroh Road will be located on the Town-owned Stroh Soccer Park property. An exemption plat is needed to clean up property boundaries by converting some land to ROW that

will reflect the final built condition.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)

DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



SUPPORT AN
ACTIVE COMMUNITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Vicinity Map Stroh Ranch F16 Exemption Plat
2. Resolution No. 25-057

RECOMMENDED MOTION

I move to approve Resolution No. 25-057, as part of the consent agenda.

Stroh Ranch Filing 16

Exemption Plat



RESOLUTION NO. 25-057, Series of 2025

TITLE: A RESOLUTION TO EXEMPT CERTAIN REAL PROPERTY COMMONLY KNOWN AS THE TRACT C, STROH RANCH FILING NO. 16 PROPERTY FROM THE DEFINITION OF SUBDIVISION AND SUBDIVIDED LAND AS CONTAINED IN THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE

WHEREAS, the Town Council may, pursuant to resolution, exempt from the definition of the terms "subdivision" and "subdivided land," any division of land if the Town Council determines that such is not within the purposes of the Town of Parker Land Development Ordinance;

WHEREAS, the Town owns certain real property located within the Town and commonly known as the Tract C, Stroh Ranch Filing No. 16, which is more particularly described in **Exhibit A**, which is attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, the Town desires to replat the Property, which is more particularly described in **Exhibit B**, which is attached hereto and incorporated herein by reference (the "Exemption Plat") for the purpose of dedicating right-of-way tracts (the "Tracts") for the Stroh Road Project, as described on the Exemption Plat.

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

Section 1. The Town Council hereby exempts the Property and the Tracts as described in **Exhibit B** from the definition of the terms "subdivision" and "subdivided land" as contained in the Town of Parker Land Development Ordinance.

Section 2. The Town Council hereby authorizes the Mayor and Town Clerk to execute the Subdivision Exemption Plat and directs the Town Clerk to record the Subdivision Exemption Plat with the Douglas County Clerk and Recorder's Office.

RESOLVED AND PASSED this ____ day of _____, 2025.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

Legal Description

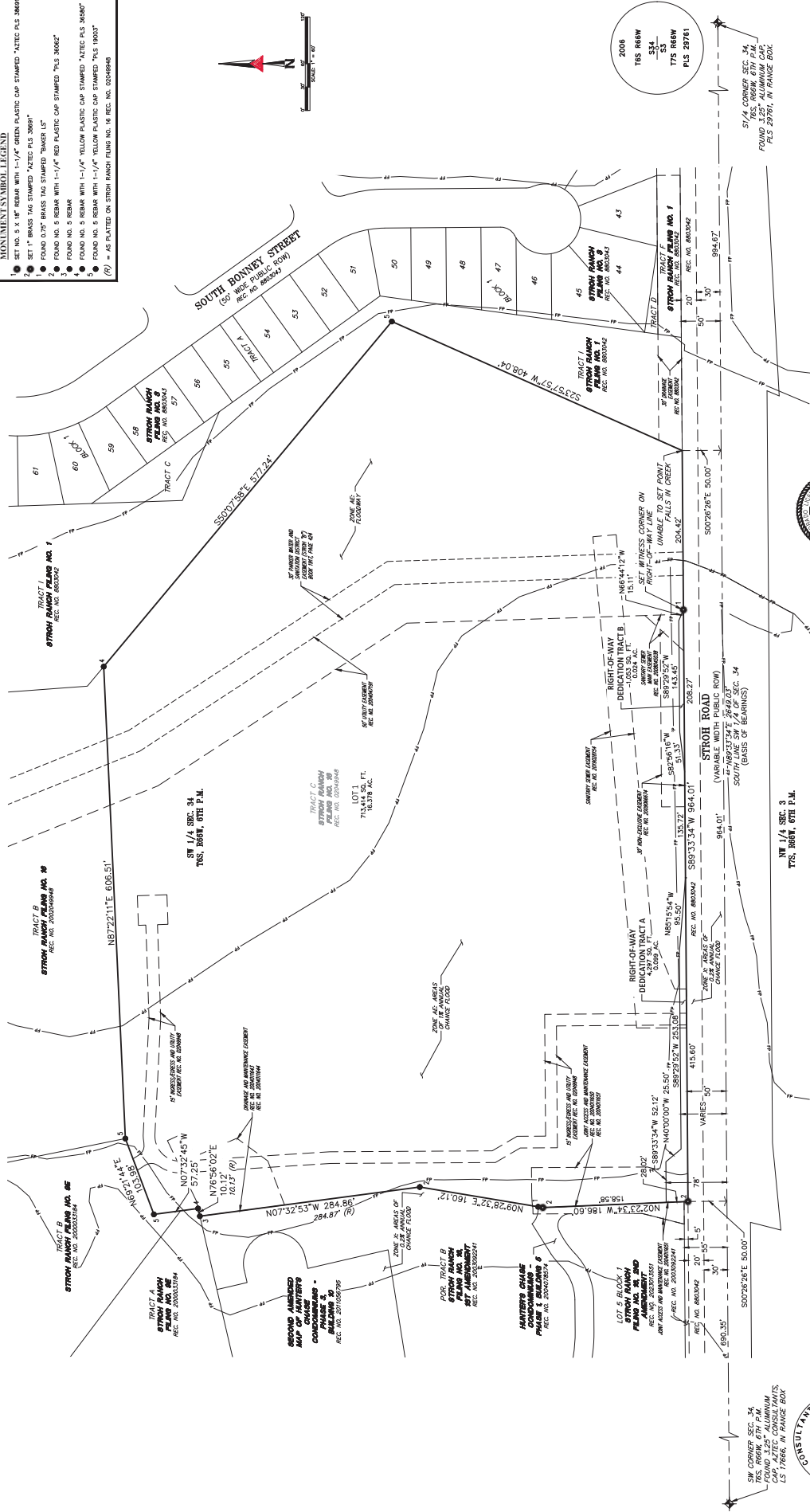
Tract C, Stroh Ranch Filing No. 16, in the Town of Parker, County of Douglas, State of Colorado, Per Plat Recorded May 24, 2002, at Reception No. 02049948, in the Office of the Clerk and Recorder of Said County, Situated in the Southwest Quarter of Section 34, Township 6 South, Range 66 West, 6th Principal Meridian, Said Town, County and State.

Contains 718,764 Square Feet or 16.501 Acres

STROH RANCH FILING NO. 16 EXEMPTION PLAT

A REPLAT OF TRACT C, STROH RANCH FILING NO. 16
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
16.501 ACRES - 1 LOT

- MONUMENT SYMBOL LEGEND**
- SET NO. 3 1/4" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 38891"
 - SET 1" BRASS TAG STAMPED "AZTEC PLS 38891"
 - FOUND 0.75" BRASS TAG STAMPED "BANKER L"
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "PLS 38062"
 - FOUND NO. 5 REBAR
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 38580"
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 10003"
 - (R) - AS PLANTED ON STROH RANCH FILING NO. 16 REC. NO. 0004848



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

DEVELOPER
TOWN OF PARKER
2020 E MAIN STREET
PARKER, CO 80138

AZTEC
CONSULTANTS, INC.

180 East Main Street, Suite 101
Littleton, Colorado 80120
P.O. Box 1000, Littleton, CO 80120
TEL: (303) 731-1800
FAX: (303) 731-1801
WWW.AZTECCONSULTANTS.COM

Survey Plat No. 2004-02 Drawn By: BGS

DATE OF
PRODUCTION
10/01/2024

SCALE
1" = 40'

SHEET 2 OF 2



Request for Town Council Action

Date: September 15, 2025

Submitted By: Mary Colton, Parks and Recreation Director

Reviewed By: Michelle Kivela, Town Manager

Title: **RESOLUTION NO. 25-070**
A Joint Resolution of the Board of County Commissioners of Douglas County, the Town Council of Castle Rock, the City Council of Lone Tree, and the Town Council of Parker in Support of Historic Countywide Park and Recreation Investments

Department: Town Council

EXECUTIVE SUMMARY

The Board of County Commissioners of Douglas County in partnership with the Town of Parker, Town of Castle Rock and the City of Lone Tree has prepared a joint resolution supporting historic countywide park and recreation investments. The resolution defines County investments of \$7.5 million to Salisbury Regional Park in Parker, \$7.5 million to High Note Regional Park in Lone Tree, and \$7.5 million to the Gold Crown Fieldhouse in Castle Rock. The County also plans to fund Zebulon Regional Park in Sterling Ranch at a future date.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Douglas County residents have consistently supported dedicated funding for parks, trails, historic resources, and open space through the voter-approved 0.17% sales and use tax. In response to significant community demand for expanded recreational amenities, the County and its municipalities are advancing transformative projects that will increase access to athletic fields, indoor recreation, and community gathering spaces.

The Board of County Commissioners of Douglas County, in partnership with the Town of Parker, Town of Castle Rock and City of Lone Tree, has prepared a joint resolution supporting countywide park and recreation investments in the amount of \$7.5 million each to Parker, Lone Tree, and Castle Rock, and future funding for Zebulon Regional Park in Sterling Ranch. This collaboration demonstrates a shared commitment to the health, wellness and quality of life of Douglas County residents through enhanced regional park and recreation facilities.

Staff supports the approval of this resolution in supporting investments to parks and recreation projects throughout the county. This grant will help to accelerate phases two through four of Salisbury Regional Park, completing the park faster and more efficiently for the community to enjoy.

FINANCIAL IMPACT

Adoption of this resolution has no additional direct fiscal impact beyond the previously approved budget, but the \$7.5 million grant does allow for the acceleration of future phases of Salisbury Regional Park.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Resolution No. 25-070

RECOMMENDED MOTION

I move to approve Resolution No. 25-070, as part of the consent agenda.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO
RESOLUTION NO. R-025-_____**

**TOWN OF CASTLE ROCK
RESOLUTION NO. 2025-_____**

**CITY OF LONE TREE
RESOLUTION 25-_____**

**TOWN OF PARKER
RESOLUTION NO. 25-_____, Series of 2025**

**A JOINT RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
DOUGLAS COUNTY, THE TOWN COUNCIL OF CASTLE ROCK, THE CITY
COUNCIL OF LONE TREE, AND THE TOWN COUNCIL OF PARKER IN SUPPORT
OF HISTORIC COUNTYWIDE PARK AND RECREATION INVESTMENTS**

WHEREAS, the Board of County Commissioners of the County of Douglas, in partnership with the Town of Castle Rock, City of Lone Tree, and Town of Parker (collectively “the County and Municipalities”) adopts this resolution to provide for the health, safety, and welfare of Douglas County residents, businesses, and communities.

WHEREAS, the County and Municipalities recognize Douglas County as a uniquely beautiful and vibrant community. The County and Municipalities are committed to providing for the continued collective advancement of Douglas County, including an unmatched park and recreation system.

WHEREAS, Douglas County residents have consistently supported the Parks, Trails, Historic Resources and Open Space Sales and Use Tax, which provides a dedicated 0.17% sales and use tax to fund parks, trails, historic resources, and open space.

WHEREAS, in response to significant public demand for additional sports fields and recreational opportunities, Douglas County is making a historic investment in parks:

High Note Regional Park in Lone Tree - The County shall invest \$7.5 million of parks funds to construct Phase 1 of High Note Park in Lone Tree. This portion of the 80-acre regional park will include new multipurpose fields that can be striped for up to 15 fields of play.

Salisbury Regional Park in Parker – The County shall invest \$7.5 million in parks funds, to contribute to the construction for the Phase 1 expansion of Salisbury Regional Park, which will include four new lighted baseball/softball fields, two new lighted synthetic turf multi-purpose soccer fields, restrooms, shelter, parking and landscaping; and will accelerate the Phase 2 expansion, which will include tennis and pickle ball courts and additional parks facilities.

Gold Crown Fieldhouse in Castle Rock – The County shall invest \$7.5 million of parks funds which will be matched by private investors to construct the Gold Crown Fieldhouse, a 65,000 square foot facility. The state-of-the-art complex will feature six basketball courts and twelve overlapping volleyball courts.

Zebulon Regional Park – The County in collaboration with community and private partners is committed to the construction of Zebulon Regional Park. Zebulon Regional Park will be a one of a kind parks and recreation experience unlike any other park in Colorado, including baseball/softball fields, multi-purpose soccer fields, multiple indoor ice rinks suitable for competitive hockey, and a recreation center that will house multiple gyms and indoor volleyball/basketball courts. Zebulon will be a destination park for families and sports enthusiasts.

WHEREAS, this Resolution is being adopted jointly by the Douglas County Board of County Commissioners, the Lone Tree City Council, the Parker Town Council, and the Castle Rock Town Council.

BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, in partnership with Castle Rock, Lone Tree and Parker, to commit to a historic investment in parks and recreational facilities in Douglas County, to meet the demands of Douglas County residents, provide for the mental and physical health of County residents, support local businesses, and provide another unique feature to the indomitable Douglas County community.

PASSED AND ADOPTED this _____ day of September 2025, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

BY:

Abe Laydon, Chair

ATTEST:

Hayley Hall, Clerk to the Board

RESOLVED AND PASSED this ____ day of _____, 2025.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED AND APPROVED THIS ____ DAY OF _____, 2025.

CITY OF LONE TREE:

By: _____
Marissa Harmon, Mayor

ATTEST:

(S E A L)

Ahnjoulie DeBoyes, City Clerk

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2025, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK:

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

David L. Corliss, Town Manager



Request for Town Council Action

Date: September 15, 2025

Submitted By: Ron Combs, Deputy Chief of Police

Reviewed By: Michelle Kivela, Town Manager

Title: **Motorola Portable Radio Purchase**

Amount: **\$320,199.15**

Contractor: **Motorola Solutions**

Department: **Police, Ron Combs**

EXECUTIVE SUMMARY

The Motorola APX7000 portable radios used by the Police Department (PD) are no longer supported by the manufacturer as of September 2023. This situation requires the replacement of all portable radios currently used by the PD. To accomplish this task, the PD has implemented a three-year plan to replace its fleet of portable radios which currently totals 86 units. This purchase completes the third year of the plan. Once a radio is no longer supported, access to service, software, and parts is no longer available.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Radio communication is critical to the law enforcement mission. It allows police officers to communicate immediate real-time emergency information to other officers, the communications center, other agencies and vice versa. Portable radios are one of the most important and utilized tools for a police officer. The Motorola APX7000 portable radios used by the PD are no longer supported by the manufacturer as of September 2023. This situation requires the replacement of all portable radios currently used by the PD.

To accomplish this task, the PD has implemented a three-year plan to replace its fleet of portable radios, which currently totals 86 units. This purchase will complete the third year of replacements. Parker is not alone in this, as all agencies using the highly popular APX7000 worldwide will need to move to newer versions of radios. In addition to the replacement radios, this purchase will include four (4) radios to equip new volunteers being activated in 2025.

FINANCIAL IMPACT

The financial impact for 2025 will be \$320,199.15, which includes the replacement of twenty-nine (29) radios and related costs. This purchase also includes four (4) radios to equip new volunteers being activated in 2025.

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: September 15, 2025
Submitted By: Jamie Wynn, Town Attorney
Reviewed By: Michelle Kivela, Town Manager
Title: **CHERRY CREEK SOUTH METROPOLITAN DISTRICTS Nos. 4-11**
Department: **Town Attorney, Jamie Wynn**

EXECUTIVE SUMMARY

The Cherry Creek South Metropolitan Districts Nos. 4-11 (the "Districts") have requested amendments to each of their service plans that, in part, would allow each of the Districts to impose mill levies for the operation and maintenance expenses and to expand their powers to include providing solid waste disposal services, security, and covenant enforcement and to eliminate the requirement for a homeowners association (HOA) for each of the Districts. These requested amendments do not comply with the Town's Municipal Code or the Town's Model Service Plan. The Districts are also requesting amendments to the Intergovernmental Agreements (IGAs) to comply with their requested amendments to the service plans.

In addition to the requests to expand the powers available to the Districts, there are also some requested amendments that are in compliance with or contemplated by the Town's current model service plan, including the potential for the creation of special improvement districts.

STAFF RECOMMENDATION

Other

BACKGROUND/DISCUSSION

The Districts were organized in November 2004, pursuant to a Consolidated Service Plan (with Cherry Creek South Metropolitan District Nos. 2 and 3), approved by the Town in September 2004 ("Original Service Plan"). The Districts did not achieve projected development revenue assumptions as were set forth in the Original Service Plan. Consequently, under the Town's Municipal Code ("Code"), the Districts required a service plan amendment which occurred in 2020 ("Service Plan").

The Districts have requested amendments to each of their service plans and IGAs that, in part, would allow each of the Districts to impose mill levies for the operation and maintenance expenses and to expand their powers to include providing solid waste disposal services, security, and covenant enforcement and to eliminate the requirement for a homeowners association (HOA) for each of the Districts. These requested amendments are not consistent with the Town's Code or the Town's Model Service Plan and would require a waiver of the provisions of the Town's Code. In order for the Town Council to approve a waiver, the Code requires that there are no other options available under the Land Development Ordinance ("LDO") to achieve

the same results, and that the Town Council, by resolution, specifically find that (a) "the need for the requested waiver is not a self-created hardship" and (b) "the waiver does not impact the intent and purposes of [the] LDO." In addition to the requests to expand the powers available to the Districts, there are requested amendments that are in compliance with or contemplated by the Town's current model service plan, including the potential for the creation of special improvement districts.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 25-059
2. Ordinance No. 9.309.2
3. Resolution No. 25-060
4. Ordinance No. 9.310.1
5. Resolution No. 25-061
6. Ordinance No. 9.311.1
7. Resolution No. 25-062
8. Ordinance No. 9.312.1
9. Resolution No. 25-063
10. Ordinance No. 9.313.1
11. Resolution No. 25-064
12. Ordinance No. 9.314.1
13. Resolution No. 25-065
14. Ordinance No. 9.315.1
15. Resolution No. 25-066
16. Ordinance No. 9.316.1

RECOMMENDED MOTION

Cherry Creek South Metropolitan District No. 4

RESOLUTION NO. 25-059

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

ORDINANCE NO. 9.309.2 - Second Reading

A Bill for an Ordinance to Approve the Second Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 4

I move to approve the portions of Resolution No. 25-059, and Ordinance No. 9.309.2 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of

the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4 and Second Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 4 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4 and Second Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 4 will be deemed approved.

OR, IN THE ALTERNATIVE:

I move to deny Resolution No. 25-059, and Ordinance No. 9.309.2 on second reading, as the proposed amendments to the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4 and Second Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 4 do not comply with the Town's model service plan and are in direct conflict with Section 13.08.140 of the Parker Land Development Ordinance.

Cherry Creek South Metropolitan District No. 5

RESOLUTION NO. 25-060

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

ORDINANCE NO. 9.310.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 5

I move to approve the portions of Resolution No. 25-060, and Ordinance No. 9.310.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 5 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 5 will be deemed approved.

OR, IN THE ALTERNATIVE:

I move to deny Resolution No. 25-060, and Ordinance No. 9.310.1 on second reading, as the proposed amendments to the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 5 do not comply with the Town's model service plan and are in direct conflict with Section 13.08.140 of the Parker Land Development Ordinance.

Cherry Creek South Metropolitan District No. 6

RESOLUTION NO. 25-061

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

ORDINANCE NO. 9.311.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 6

I move to approve the portions of Resolution No. 25-061, and Ordinance No. 9.311.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 6 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 6 will be deemed approved.

OR, IN THE ALTERNATIVE:

I move to deny Resolution No. 25-061, and Ordinance No. 9.311.1 on second reading, as the proposed amendments to the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 6 do not comply with the Town's model service plan and are in direct conflict with Section 13.08.140 of the Parker Land Development Ordinance.

Cherry Creek South Metropolitan District No. 7

RESOLUTION NO. 25-062

A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7

ORDINANCE NO. 9.312.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 7

I move to approve the portions of Resolution No. 25-062, and Ordinance No. 9.312.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 7 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 7 will be deemed approved.

OR, IN THE ALTERNATIVE:

I move to deny Resolution No. 25-062, and Ordinance No. 9.312.1 on second reading, as the proposed amendments to the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 7 do not comply with the Town's model service plan and are in direct conflict with Section 13.08.140 of the Parker Land Development Ordinance.

Cherry Creek South Metropolitan District No. 8

RESOLUTION NO. 25-063

A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8

ORDINANCE NO. 9.313.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 8

I move to approve the portions of Resolution No. 25-063, and Ordinance No. 9.313.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 8 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been

removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 8 will be deemed approved.

OR, IN THE ALTERNATIVE:

I move to deny Resolution No. 25-063, and Ordinance No. 9.313.1 on second reading, as the proposed amendments to the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 8 do not comply with the Town's model service plan and are in direct conflict with Section 13.08.140 of the Parker Land Development Ordinance.

Cherry Creek South Metropolitan District No. 9

RESOLUTION NO. 25-064

A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9

ORDINANCE NO. 9.314.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 9

I move to approve the portions of Resolution No. 25-064, and Ordinance No. 9.314.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 9 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 9 will be deemed approved.

OR, IN THE ALTERNATIVE:

I move to deny Resolution No. 25-064, and Ordinance No. 9.314.1 on second reading, as the proposed amendments to the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 9 do not comply with the Town's model service plan and are in direct conflict with Section 13.08.140 of the Parker Land Development Ordinance.

Cherry Creek South Metropolitan District No. 10

RESOLUTION NO. 25-065

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

ORDINANCE NO. 9.315.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 10

I move to approve the portions of Resolution No. 25-065, and Ordinance No. 9.315.1 on second reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 10 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 10 will be deemed approved.

OR, IN THE ALTERNATIVE:

I move to deny Resolution No. 25-065, and Ordinance No. 9.315.1 on second reading, as the proposed amendments to the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 10 do not comply with the Town's model service plan and are in direct conflict with Section 13.08.140 of the Parker Land Development Ordinance.

Cherry Creek South Metropolitan District No. 11

RESOLUTION NO. 25-066

A Resolution to Approve the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11

ORDINANCE NO. 9.316.1 – Second Reading

A Bill for an Ordinance to Approve the First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 11

I move to approve the portions of Resolution No. 25-066, and Ordinance No. 9.316.1 on second

reading, which are not in conflict with the Town's Model Service Plan and Section 13.08.140 of the Parker Land Development Ordinance; which approval is subject to the Applicant providing the Town Attorney's Office with a revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 11 that removes the conflicting amendments and the Town Attorney's Office, upon review of the revised drafts, determines that the conflicting provisions have been removed; and upon such determination, the revised Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 11 will be deemed approved.

OR, IN THE ALTERNATIVE:

I move to deny Resolution No. 25-066, and Ordinance No. 9.316.1 on second reading, as the proposed amendments to the Second Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11 and First Amendment to Amended and Restated Intergovernmental Agreement by and between the Town of Parker and Cherry Creek South Metropolitan District No. 11 do not comply with the Town's model service plan and are in direct conflict with Section 13.08.140 of the Parker Land Development Ordinance.

RESOLUTION NO. 25-059, Series of 2025

TITLE: A RESOLUTION TO APPROVE THE SECOND AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4

WHEREAS, by Resolution No. 04-078.1, the Town Counsel 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, by Resolution No. 20-021, Series 2020, the Town Council of the Town on June 15, 2020, approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4; and

WHEREAS, Cherry Creek South Metropolitan District No. 4 (the “District”) has filed a Second Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town; 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 Counsel 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 *Douglas County News-Press* on August 21, 2025, 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 August 21, 2025, 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 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 and the Code, the Town Council held a public hearing on the Service Plan for the District on September 15, 2025; 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, has 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 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 mater 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 or incapable of being integrated with existing urban areas, or place a burden on the Town of 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 Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

**SECOND 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: June 5, 2025

Approved: September 15, 2025

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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**”). 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.

On June 15, 2020, by Resolution No. 20-021, Series of 2020, the Town approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 4 (the “**Amended Service Plan**”). On November 21, 2022, by Resolution No. 22-065, Series of 2022, the Town approved adjustment of mill levies resulting from legislative or constitutionally mandated reductions to be appended to the Amended Service Plan.

This Second 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 Town’s model service plan where applicable, and update the Financial Plan and Capital Plan to reflect current development plans. District Nos. 5-11 consent to this Service Plan. Simultaneous with the processing of this Service Plan, District Nos. 5-11 are each processing Second Amended and Restated Service Plans. This Service Plan entirely replaces and supersedes the Amended 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.

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.

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 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.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures within the District with the intention of selling to others is not an End User.

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.

Fees: means any fee imposed by the District for services, programs or facilities provided by the District, as described in Section V.A.9. below.

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 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 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 or statutorily 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, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, 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 Tanterra.

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 Assessment: means the levy of an assessment within the boundaries of a special improvement district pursuant to Section V.A. 10.

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 the first year the District is able to certify 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 527 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 527 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 4,351 persons.

The non-residential density of the District at build-out is estimated to be approximately 0 square feet.

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 be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not

exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of Debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

10. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under this Service Plan.

11. 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.

12. 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.

13. 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.

14. 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. 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.

15. 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 \$151,458,899.32. 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 imposed by the District for payment of Debt shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy for the payment of Debt above the Maximum Debt Mill Levy for any purpose other than a Mill Levy Adjustment 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 Maximum Debt Mill

Levy adjustment as a material modification of the Service Plan. If the Town Council determines that such proposed adjustment to the Maximum Debt Mill Levy 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 proposed Maximum Debt 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 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 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 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 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

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, including Special Assessments;

8. A summary of Special Assessments outstanding and a statement or representation that any and all Special Assessments were satisfied and discharged prior to the transfer of title to any property to an End User;

9. 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;

10. 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

11. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

12. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

13. 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 within thirty (30) days of approval of this Service Plan by the Town.

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 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

LEGAL DESCRIPTION

CHERRY CREEK METRO DISTRICT NO. 4

A PARCEL OF LAND, LOCATED IN SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, AND SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, ALL IN RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST, BEING MONUMENTED BY A NUMBER 6 REBAR WITH 3.25" ALUMINUM CAP IN A RANGE BOX, PLS 35593, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 DIAMETER ALUMINUM CAP, PLS 34993, IS ASSUMED TO BEAR NORTH 89°15'27" EAST, A DISTANCE OF 2648.34 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 36°29'36" WEST, A DISTANCE OF 134.10 FEET TO POINT ON THE SOUTH RIGHT OF WAY OF HESS ROAD, AND **THE POINT OF BEGINNING**;

THENCE THE FOLLOWING ONE HUNDRED AND SEVEN (107) COURSES;

1. FOLLOWING SAID SOUTH RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2360.50 FEET, A CENTRAL ANGLE OF 01°56'21", AN ARC LENGTH OF 79.89 FEET, THE CHORD OF WHICH BEARS SOUTH 89°57'33" EAST, 79.89 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE THE FOLLOWING SEVEN (7) COURSES TO FOLLOW SAID SOUTH RIGHT OF WAY;

2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2360.50 FEET, A CENTRAL ANGLE OF 02°08'53", AN ARC LENGTH OF 88.50 FEET, THE CHORD OF WHICH BEARS NORTH 88°00'48" EAST, 88.50 FEET;
3. NORTH 86°56'22" EAST, A DISTANCE OF 352.50 FEET;
4. NORTH 03°03'38" WEST, A DISTANCE OF 7.50 FEET;
5. NORTH 86°56'22" EAST, A DISTANCE OF 290.82 FEET TO A POINT ON A CURVE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2945.00 FEET, A CENTRAL ANGLE OF 02°19'17", AN ARC LENGTH OF 119.33 FEET, THE CHORD OF WHICH BEARS NORTH 88°05'50" EAST, 119.32 FEET;
7. NORTH 89°15'27" EAST, A DISTANCE OF 1799.34 FEET;
8. NORTH 89°15'32" EAST, A DISTANCE OF 1036.65 FEET TO THE NORTHEASTERLY MOST CORNER OF TRACT N OF SUNMARKE FILING NO. 1A, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2020020677;

THENCE THE FOLLOWING FOURTEEN (14) COURSES TO FOLLOW THE BOUNDARY OF SAID SUNMARKE FILING 1A;

9. SOUTH 02°08'10" WEST, A DISTANCE OF 68.87 FEET;
10. SOUTH 50°01'57" EAST, A DISTANCE OF 622.62 FEET;
11. SOUTH 63°34'43" WEST, A DISTANCE OF 712.03 FEET;
12. NORTH 86°57'34" WEST, A DISTANCE OF 480.70 FEET;
13. SOUTH 43°24'16" WEST, A DISTANCE OF 865.45 FEET, TO A POINT OF CURVATURE;

14. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 67°56'30", AN ARC LENGTH OF 207.52 FEET, THE CHORD OF WHICH BEARS SOUTH 72°57'10" WEST, 195.57 FEET;
15. SOUTH 34°13'40" WEST, A DISTANCE OF 242.54 FEET;
16. SOUTH 22°24'09" WEST, A DISTANCE OF 69.76 FEET;
17. SOUTH 67°27'35" EAST, A DISTANCE OF 22.58 FEET, TO A POINT OF CURVATURE;
18. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 20°57'22", AN ARC LENGTH OF 170.07 FEET, THE CHORD OF WHICH BEARS SOUTH 57°02'51" EAST, 169.13 FEET;
19. SOUTH 46°37'36" EAST, A DISTANCE OF 125.80 FEET, TO A POINT OF CURVATURE;
20. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 03°44'11", AN ARC LENGTH OF 21.85 FEET, THE CHORD OF WHICH BEARS SOUTH 48°26'41" EAST, 21.84 FEET;
21. SOUTH 46°17'42" EAST, A DISTANCE OF 25.23 FEET;
22. SOUTH 27°14'29" WEST, A DISTANCE OF 203.54 FEET TO THE NORTHERLY MOST POINT OF STROH RANCH, FILING NO. 18B, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2003092248;

THENCE THE FOLLOWING SIX (6) COURSES TO FOLLOW THE WESTERLY BOUNDARY OF SAID STROH RANCH FILING NO. 18B;

23. SOUTH 27°16'26" WEST, A DISTANCE OF 405.89 FEET;
24. SOUTH 42°38'10" WEST, A DISTANCE OF 600.62 FEET;
25. SOUTH 37°09'18" WEST, A DISTANCE OF 217.28 FEET;
26. SOUTH 13°57'41" WEST, A DISTANCE OF 318.92 FEET;
27. SOUTH 41°04'26" EAST, A DISTANCE OF 298.72 FEET;
28. SOUTH 27°30'01" EAST, A DISTANCE OF 875.15 FEET TO THE WESTERLY MOST CORNER OF STROH RANCH, FILING NO. 17C, AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2003092246;

THENCE THE FOLLOWING SEVEN (7) COURSES TO FOLLOW THE WESTERLY BOUNDARY OF SAID STROH RANCH, FILING NO. 17C;

29. SOUTH 27°38'24" EAST, A DISTANCE OF 154.56 FEET, TO A POINT OF CURVATURE;
30. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 91°00'00", AN ARC LENGTH OF 277.94 FEET, THE CHORD OF WHICH BEARS NORTH 81°49'53" EAST, 249.64 FEET;
31. SOUTH 00°01'28" WEST, A DISTANCE OF 23.45 FEET;
32. SOUTH 34°28'50" EAST, A DISTANCE OF 67.93 FEET;
33. SOUTH 52°43'50" EAST, A DISTANCE OF 120.48 FEET;
34. SOUTH 44°01'05" EAST, A DISTANCE OF 468.59 FEET;
35. SOUTH 50°21'26" EAST, A DISTANCE OF 74.03 FEET TO THE WESTERLY MOST POINT OF STROH RANCH FILING NO. 17B, AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2003092244;

THENCE THE FOLLOWING SEVEN (7) COURSES TO FOLLOW THE SOUTHERLY BOUNDARY OF SAID STROH RANCH, FILOING NO. 17B;

36. SOUTH 50°20'35" EAST, A DISTANCE OF 202.74 FEET;
37. NORTH 87°51'45" EAST, A DISTANCE OF 600.61 FEET;
38. NORTH 68°12'25" EAST, A DISTANCE OF 738.35 FEET, TO A POINT OF CURVATURE;
39. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 140°35'51", AN ARC LENGTH OF 245.39 FEET, THE CHORD OF WHICH BEARS SOUTH 41°34'12" EAST, 188.29 FEET;
40. SOUTH 17°47'54" EAST, A DISTANCE OF 149.91 FEET, TO A POINT OF CURVATURE;
41. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 17°21'56", AN ARC LENGTH OF 333.40 FEET, THE CHORD OF WHICH BEARS NORTH 80°52'52" EAST, 332.12 FEET TO A POINT OF TANGENCY;
42. NORTH 89°35'32" EAST, A DISTANCE OF 363.45 FEET;
43. SOUTH 00°03'19" EAST, A DISTANCE OF 103.71 FEET;
44. NORTH 89°50'11" WEST, A DISTANCE OF 314.70 FEET, TO A POINT ON A CURVE;
45. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1070.97 FEET, A CENTRAL ANGLE OF 32°01'26", AN ARC LENGTH OF 598.59 FEET, THE CHORD OF WHICH BEARS SOUTH 74°09'05" WEST, 590.83 FEET;
46. SOUTH 53°46'51" WEST, A DISTANCE OF 556.22 FEET
47. SOUTH 52°00'05" WEST, A DISTANCE OF 242.53 FEET, TO A POINT ON A CURVE;
48. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2197.49 FEET, A CENTRAL ANGLE OF 24°24'54", AN ARC LENGTH OF 936.40 FEET, THE CHORD OF WHICH BEARS SOUTH 66°39'18" WEST, 929.33 FEET, TO A POINT ON A CURVE;
49. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11639.30 FEET, A CENTRAL ANGLE OF 02°43'57", AN ARC LENGTH OF 555.11 FEET, THE CHORD OF WHICH BEARS SOUTH 85°21'52" WEST, 555.05 FEET;
50. NORTH 89°58'57" WEST, A DISTANCE OF 307.23 FEET;
51. SOUTH 89°12'53" WEST, A DISTANCE OF 543.39 FEET, TO A POINT ON A CURVE;
52. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1374.23 FEET, A CENTRAL ANGLE OF 20°00'46", AN ARC LENGTH OF 480.00 FEET, THE CHORD OF WHICH BEARS SOUTH 79°33'30" WEST, 477.57 FEET;
53. SOUTH 73°54'46" WEST, A DISTANCE OF 480.82 FEET, TO A POINT ON A CURVE;
54. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2408.42 FEET, A CENTRAL ANGLE OF 25°57'29", AN ARC LENGTH OF 1091.15 FEET, THE CHORD OF WHICH BEARS NORTH 88°21'03" WEST, 1081.84 FEET;
55. NORTH 71°45'58" WEST, A DISTANCE OF 415.03 FEET, TO A POINT ON A CURVE;
56. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1142.75 FEET, A CENTRAL ANGLE OF 50°07'58", AN ARC LENGTH OF 999.88 FEET, THE CHORD OF WHICH

- BEARS NORTH 81°55'21" WEST, 968.29 FEET;
57. SOUTH 80°43'00" WEST, A DISTANCE OF 297.80 FEET;
58. NORTH 11°56'24" WEST, A DISTANCE OF 200.71 FEET, TO A POINT ON A CURVE;
59. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 28°19'07", AN ARC LENGTH OF 741.38 FEET, THE CHORD OF WHICH BEARS NORTH 02°13'10" EAST, 733.86 FEET;
60. NORTH 16°22'44" EAST, A DISTANCE OF 2046.30 FEET, TO A POINT ON A CURVE;
61. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3000.00 FEET, A CENTRAL ANGLE OF 30°42'00", AN ARC LENGTH OF 1607.45 FEET, THE CHORD OF WHICH BEARS NORTH 01°01'44" EAST, 1588.29 FEET;
62. NORTH 75°40'44" EAST, A DISTANCE OF 370.24 FEET, TO A POINT ON A CURVE;
63. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 25°03'18", AN ARC LENGTH OF 223.02 FEET, THE CHORD OF WHICH BEARS NORTH 88°12'23" EAST, 221.25 FEET
64. SOUTH 79°15'57" EAST, A DISTANCE OF 92.67 FEET, TO A POINT ON A CURVE;
65. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 21°08'07", AN ARC LENGTH OF 188.13 FEET, THE CHORD OF WHICH BEARS SOUTH 89°50'00" EAST, 187.06 FEET
66. NORTH 79°35'56" EAST, A DISTANCE OF 466.58 FEET
67. NORTH 05°13'25" WEST, A DISTANCE OF 40.16 FEET
68. NORTH 79°35'56" EAST, A DISTANCE OF 17.18 FEET, TO A POINT ON A CURVE;
69. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 18°44'00", AN ARC LENGTH OF 179.83 FEET, THE CHORD OF WHICH BEARS NORTH 88°57'56" EAST, 179.03 FEET
70. SOUTH 81°40'04" EAST, A DISTANCE OF 278.61 FEET, TO A POINT ON A CURVE;
71. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 21°40'17", AN ARC LENGTH OF 208.03 FEET, THE CHORD OF WHICH BEARS SOUTH 70°49'56" EAST, 206.79 FEET
72. SOUTH 59°59'46" EAST, A DISTANCE OF 524.79 FEET, TO A POINT ON A CURVE;
73. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 49°10'58", AN ARC LENGTH OF 403.45 FEET, THE CHORD OF WHICH BEARS SOUTH 84°35'15" EAST, 391.18 FEET
74. NORTH 70°49'15" EAST, A DISTANCE OF 142.29 FEET, TO A POINT ON A CURVE;
75. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 12°24'11", AN ARC LENGTH OF 129.88 FEET, THE CHORD OF WHICH BEARS NORTH 64°37'09" EAST, 129.63 FEET
76. NORTH 58°25'04" EAST, A DISTANCE OF 248.41 FEET, TO A POINT ON A CURVE;

77. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 28°19'54", AN ARC LENGTH OF 271.96 FEET, THE CHORD OF WHICH BEARS NORTH 72°35'00" EAST, 269.20 FEET, TO A POINT ON A CURVE;
78. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 84°13'49", AN ARC LENGTH OF 24.99 FEET, THE CHORD OF WHICH BEARS NORTH 44°38'03" EAST, 22.80 FEET
79. NORTH 02°31'09" EAST, A DISTANCE OF 85.87 FEET, TO A POINT ON A CURVE;
80. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 30°48'45", AN ARC LENGTH OF 295.78 FEET, THE CHORD OF WHICH BEARS NORTH 17°55'31" EAST, 292.23 FEET
81. NORTH 33°19'54" EAST, A DISTANCE OF 190.78 FEET, TO A POINT ON A CURVE;
82. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 69°44'20", AN ARC LENGTH OF 499.04 FEET, THE CHORD OF WHICH BEARS NORTH 01°32'16" WEST, 468.80 FEET
83. NORTH 36°24'25" WEST, A DISTANCE OF 49.96 FEET
84. SOUTH 60°01'31" WEST, A DISTANCE OF 22.80 FEET
85. SOUTH 64°01'25" WEST, A DISTANCE OF 74.80 FEET, TO A POINT ON A CURVE;
86. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 352.28 FEET, A CENTRAL ANGLE OF 17°22'58", AN ARC LENGTH OF 106.88 FEET, THE CHORD OF WHICH BEARS SOUTH 52°53'40" WEST, 106.47 FEET, TO A POINT ON A CURVE;
87. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 135.16 FEET, A CENTRAL ANGLE OF 25°23'46", AN ARC LENGTH OF 59.91 FEET, THE CHORD OF WHICH BEARS SOUTH 41°43'50" WEST, 59.42 FEET, TO A POINT ON A CURVE;
88. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 347.85 FEET, A CENTRAL ANGLE OF 37°10'31", AN ARC LENGTH OF 225.70 FEET, THE CHORD OF WHICH BEARS SOUTH 81°20'51" WEST, 221.76 FEET, TO A POINT ON A CURVE;
89. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.25 FEET, A CENTRAL ANGLE OF 39°05'57", AN ARC LENGTH OF 37.70 FEET, THE CHORD OF WHICH BEARS NORTH 56°37'58" WEST, 36.98 FEET, TO A POINT ON A CURVE;
90. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.82 FEET, A CENTRAL ANGLE OF 69°16'09", AN ARC LENGTH OF 436.22 FEET, THE CHORD OF WHICH BEARS NORTH 05°17'15" EAST, 410.14 FEET
91. NORTH 24°29'06" EAST, A DISTANCE OF 34.48 FEET
92. NORTH 65°30'54" WEST, A DISTANCE OF 161.91 FEET, TO A POINT ON A CURVE;
93. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 11°44'04", AN ARC LENGTH OF 26.83 FEET, THE CHORD OF WHICH BEARS NORTH 71°22'56" WEST, 26.78 FEET
94. SOUTH 82°17'49" WEST, A DISTANCE OF 73.05 FEET, TO A POINT ON A CURVE;
95. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 465.41 FEET, A CENTRAL ANGLE OF 01°39'15", AN ARC LENGTH OF 13.44 FEET, THE CHORD OF WHICH

BEARS NORTH 88°15'58" WEST, 13.44 FEET

96. SOUTH 64°49'39" WEST, A DISTANCE OF 234.68 FEET, TO A POINT ON A CURVE;
97. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 119.00 FEET, A CENTRAL ANGLE OF 51°33'55", AN ARC LENGTH OF 107.10 FEET, THE CHORD OF WHICH BEARS NORTH 89°23'24" WEST, 103.52 FEET
98. NORTH 63°36'26" WEST, A DISTANCE OF 266.00 FEET, TO A POINT ON A CURVE;
99. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 181.00 FEET, A CENTRAL ANGLE OF 40°06'22", AN ARC LENGTH OF 126.70 FEET, THE CHORD OF WHICH BEARS NORTH 83°39'37" WEST, 124.13 FEET
100. SOUTH 76°17'12" WEST, A DISTANCE OF 560.00 FEET, TO A POINT ON A CURVE;
101. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 34°22'39", AN ARC LENGTH OF 48.60 FEET, THE CHORD OF WHICH BEARS SOUTH 59°05'52" WEST, 47.87 FEET
102. SOUTH 41°54'33" WEST, A DISTANCE OF 130.00 FEET, TO A POINT ON A CURVE;
103. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 119.00 FEET, A CENTRAL ANGLE OF 28°39'01", AN ARC LENGTH OF 59.50 FEET, THE CHORD OF WHICH BEARS SOUTH 56°14'03" WEST, 58.89 FEET
104. SOUTH 70°33'34" WEST, A DISTANCE OF 80.73 FEET
105. NORTH 86°09'20" WEST, A DISTANCE OF 39.96 FEET, TO A POINT ON A CURVE;
106. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 03°50'53", AN ARC LENGTH OF 40.30 FEET, THE CHORD OF WHICH BEARS NORTH 01°53'06" EAST, 40.29 FEET
107. NORTH 00°02'21" WEST, A DISTANCE OF 396.36 FEET, TO **THE POINT OF BEGINNING.**

THE PARCEL HEREIN DESCRIBED CONTAINS 22,936,312 SQUARE FEET OF 526.545 ACRES, MORE LESS, AND IS SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, PATRICK M. STEENBURG, 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.

PATRICK M. STEENBURG, PLS 38004
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



EXHIBIT B

Parker Vicinity Map

Anthology Vicinity Map

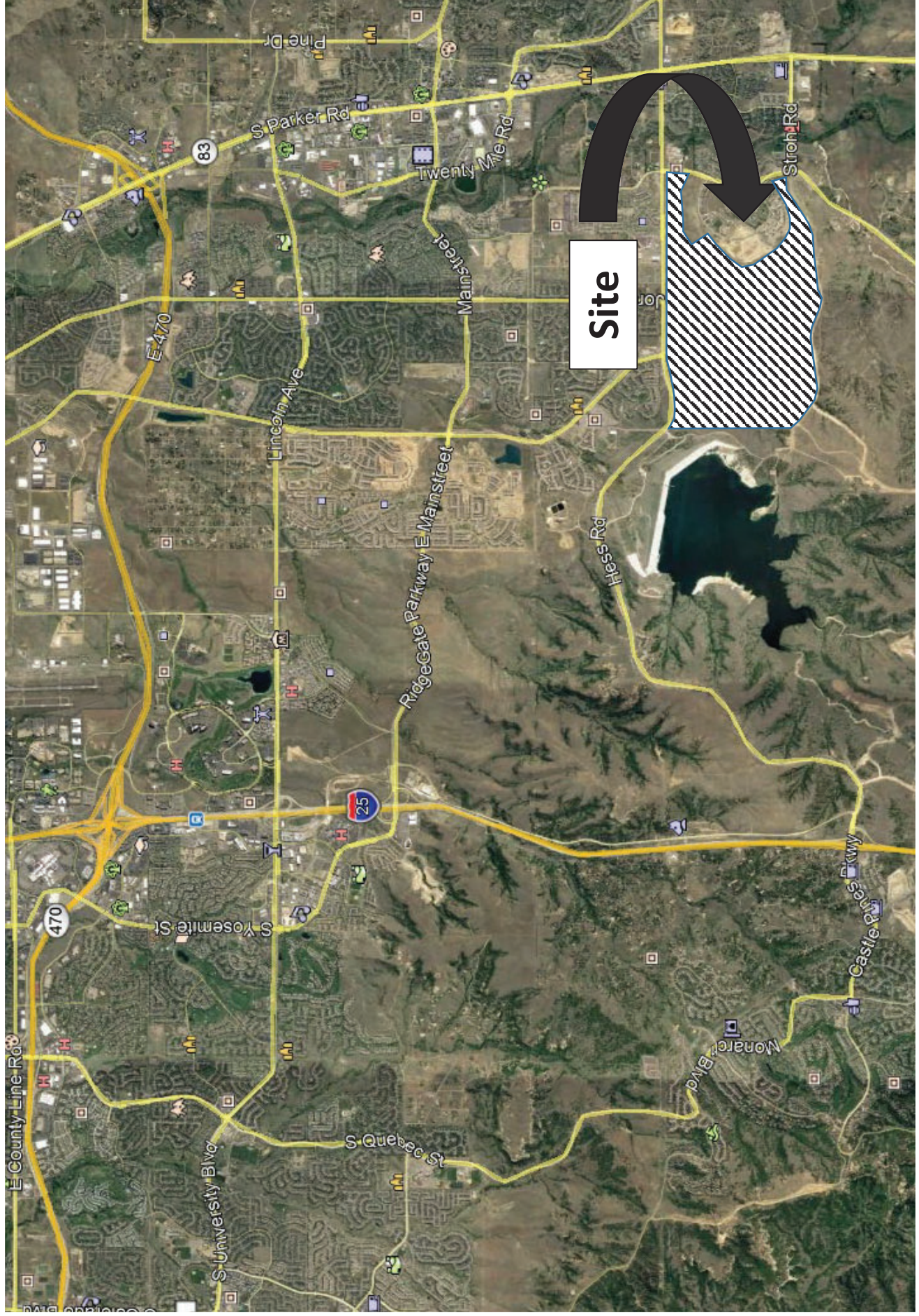


EXHIBIT C

District Boundary Map

EXHIBIT A

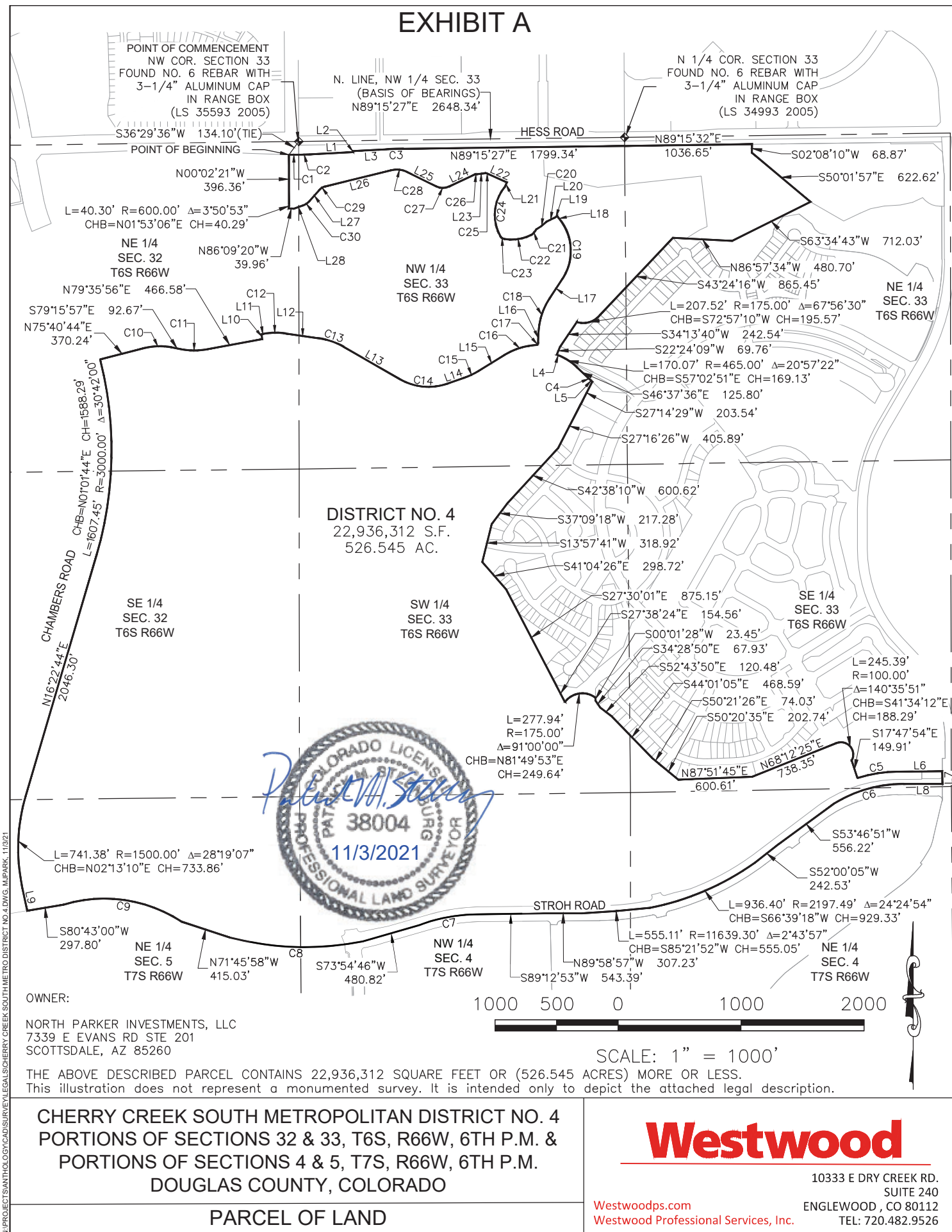


EXHIBIT A

CURVE TABLE						CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2360.50'	1°56'21"	79.89'	S89°57'33"E	79.89'	C16	550.00'	28°19'54"	271.96'	N72°35'01"E	269.20'
C2	2360.50'	2°08'53"	88.50'	N88°00'48"E	88.50'	C17	17.00'	84°13'49"	24.99'	N44°38'03"E	22.80'
C3	2945.00'	2°19'17"	119.33'	N88°05'50"E	119.32'	C18	550.00'	30°48'45"	295.78'	N17°55'31"E	292.23'
C4	335.00'	3°44'11"	21.85'	S48°26'41"E	21.84'	C19	410.00'	69°44'20"	499.04'	N01°32'16"W	468.80'
C5	1100.00'	17°21'56"	333.40'	N80°52'52"E	332.12'	C20	352.28'	17°22'58"	106.88'	S52°53'40"W	106.47'
C6	1070.97'	32°01'26"	598.59'	S74°09'05"W	590.83'	C21	135.16'	25°23'46"	59.91'	S41°43'50"W	59.42'
C7	1374.23'	20°00'46"	480.00'	S79°33'30"W	477.57'	C22	347.85'	37°10'31"	225.70'	S81°20'51"W	221.76'
C8	2408.42'	25°57'29"	1091.15'	N88°21'03"W	1081.84'	C23	55.25'	39°05'57"	37.70'	N56°37'58"W	36.98'
C9	1142.75'	50°07'58"	999.88'	N81°55'21"W	968.29'	C24	360.82'	69°16'09"	436.22'	N05°17'15"E	410.14'
C10	510.00'	25°03'18"	223.02'	N88°12'23"E	221.25'	C25	131.00'	11°44'04"	26.83'	N71°22'56"W	26.78'
C11	510.00'	21°08'07"	188.13'	S89°50'01"E	187.06'	C26	465.41'	1°39'15"	13.44'	N88°15'58"W	13.44'
C12	550.00'	18°44'00"	179.83'	N88°57'56"E	179.03'	C27	119.00'	51°33'55"	107.10'	N89°23'24"W	103.52'
C13	550.00'	21°40'17"	208.03'	S70°49'56"E	206.79'	C28	181.00'	40°06'22"	126.70'	N83°39'37"W	124.13'
C14	470.00'	49°10'58"	403.45'	S84°35'15"E	391.18'	C29	81.00'	34°22'39"	48.60'	S59°05'52"W	47.87'
C15	600.00'	12°24'11"	129.88'	N64°37'09"E	129.63'	C30	119.00'	28°39'01"	59.50'	S56°14'03"W	58.89'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N86°56'22"E	352.50'
L2	N03°03'38"W	7.50'
L3	N86°56'22"E	290.82'
L4	S67°27'35"E	22.58'
L5	S46°17'42"E	25.23'
L6	N89°35'32"E	363.45'
L7	S00°03'19"E	103.71'
L8	N89°50'11"W	314.70'
L9	N11°56'24"W	200.71'
L10	N05°13'25"W	40.16'
L11	N79°35'56"E	17.18'
L12	S81°40'04"E	278.61'
L13	S59°59'46"E	524.79'
L14	N70°49'15"E	142.29'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	N58°25'04"E	248.41'
L16	N02°31'09"E	85.87'
L17	N33°19'54"E	190.78'
L18	N36°24'25"W	49.96'
L19	S60°01'31"W	22.80'
L20	S64°01'25"W	74.80'
L21	N24°29'06"E	34.48'
L22	N65°30'54"W	161.91'
L23	S82°17'49"W	73.05'
L24	S64°49'39"W	234.68'
L25	N63°36'26"W	266.00'
L26	S76°17'12"W	560.00'
L27	S41°54'33"W	130.00'
L28	S70°33'34"W	80.73'



CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 4
PORTIONS OF SECTIONS 32 & 33, T6S, R66W, 6TH P.M. &
PORTIONS OF SECTIONS 4 & 5, T7S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

PARCEL OF LAND

Westwood

Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

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

D10 Public Perimeter Improvements*	Public Improvements	Landscaping**
	\$ 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		
Total:	\$76,130,986.00	\$1,197,300.00
		\$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.

**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
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**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 (Secton 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 (Secton 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

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



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.



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

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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/MONUMENTATION

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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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

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CLIENT: E5X 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



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 720.482.9526 Fax 720.482.9546

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



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JOB NUMBER: 8.13.0326901
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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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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 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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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 10333 E. Dry Creek Rd
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 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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.
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	1,720	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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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Suite 240
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720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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10333 E. Dry Creek Rd
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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10333 E. Dry Creek Rd
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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

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



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

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



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

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**



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

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



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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



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

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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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.
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Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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

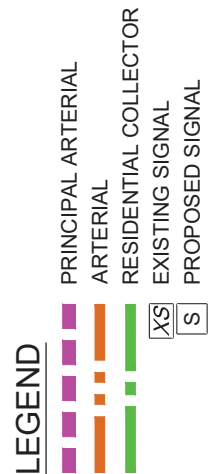
STREET A4

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



CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
ROADWAY SYSTEM

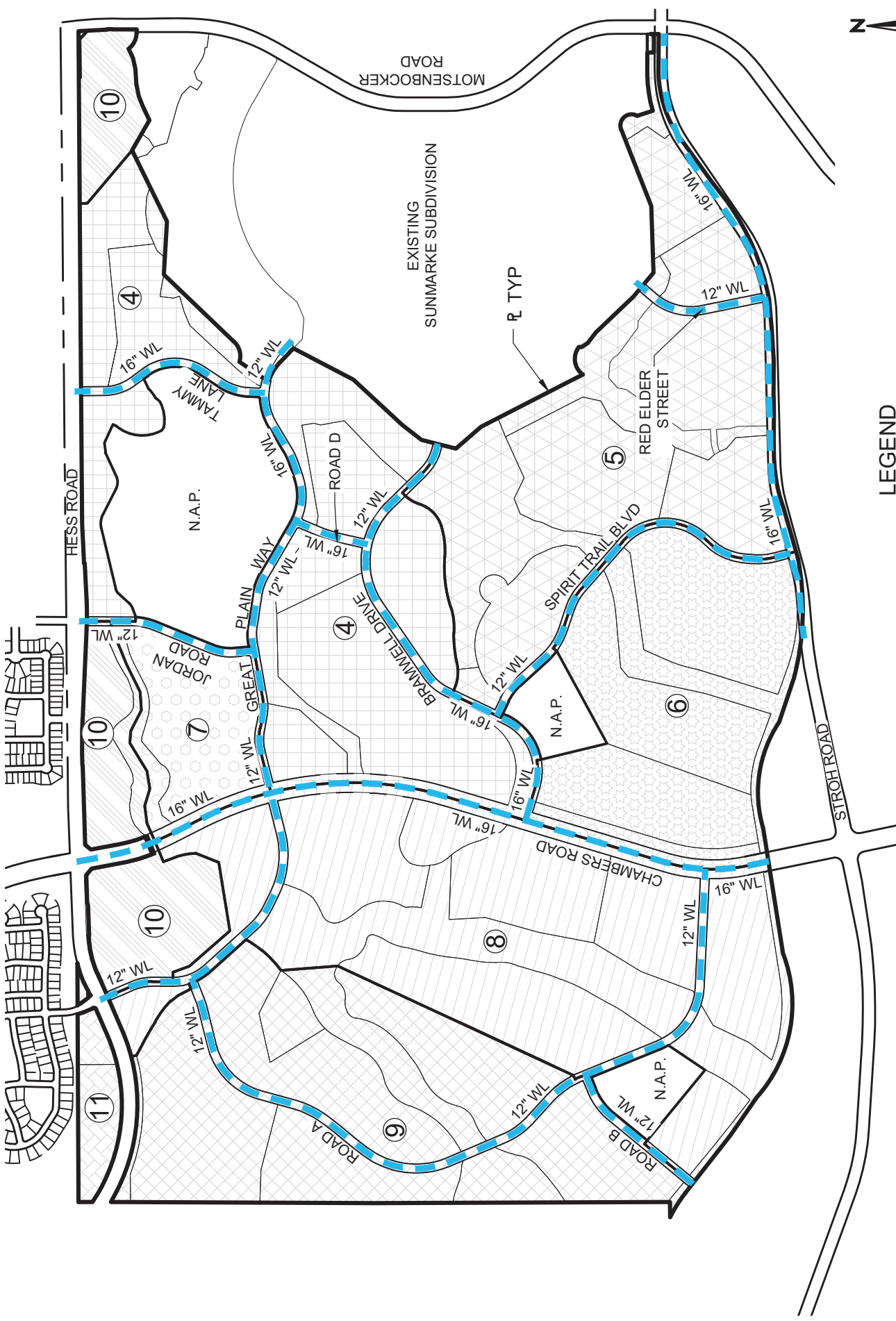
SHEET

1

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01



WHERE GREAT PLACES BEGIN
720.283.6783 Office
1300 West Cassil Court
Littleton, Colorado 80120



LEGEND
--- WATERLINE (SIZE AS NOTED)

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
WATER SYSTEM

Redland

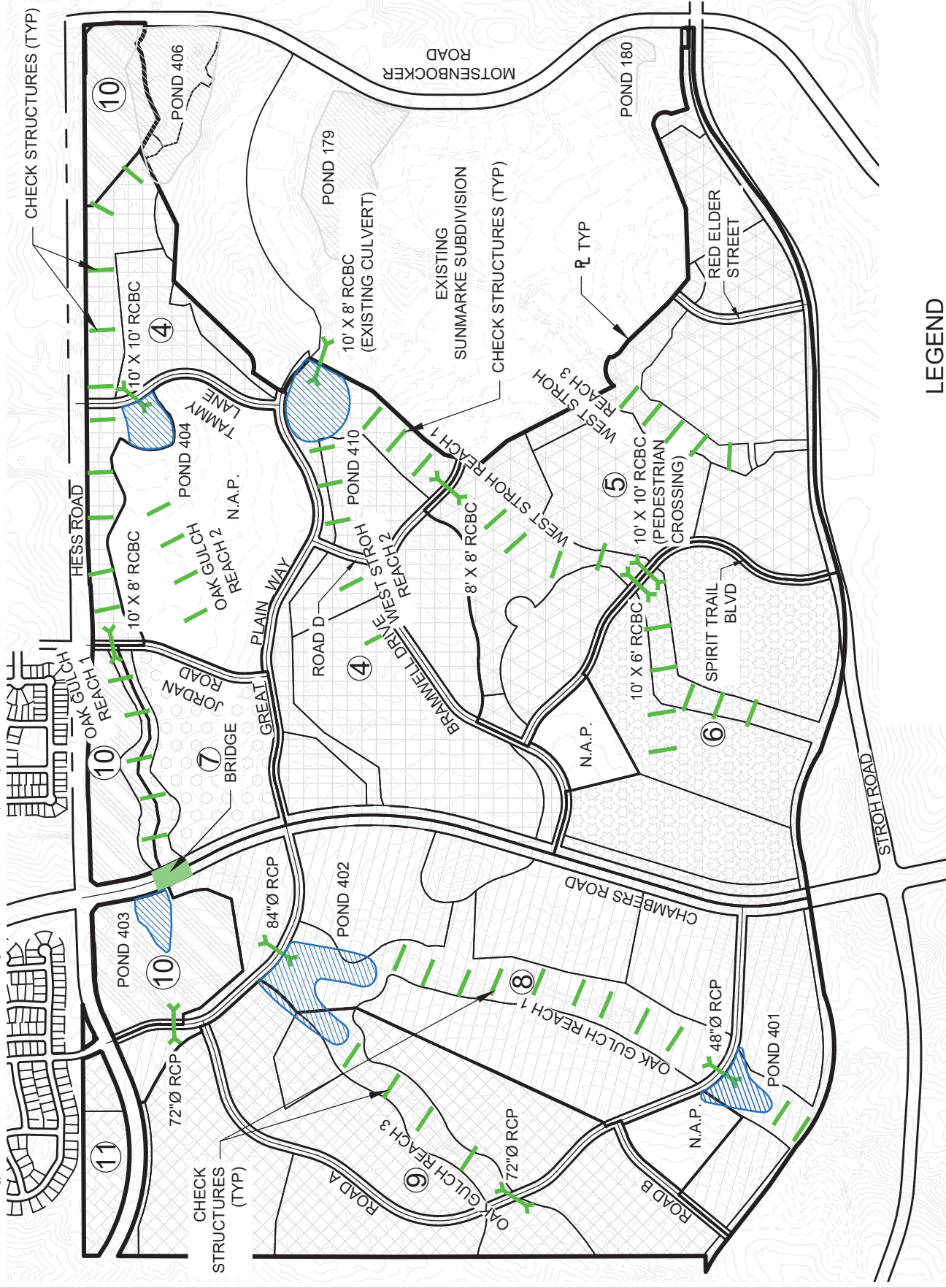
WHERE GREAT PLACES BEGIN

1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS.COM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

SHEET

2



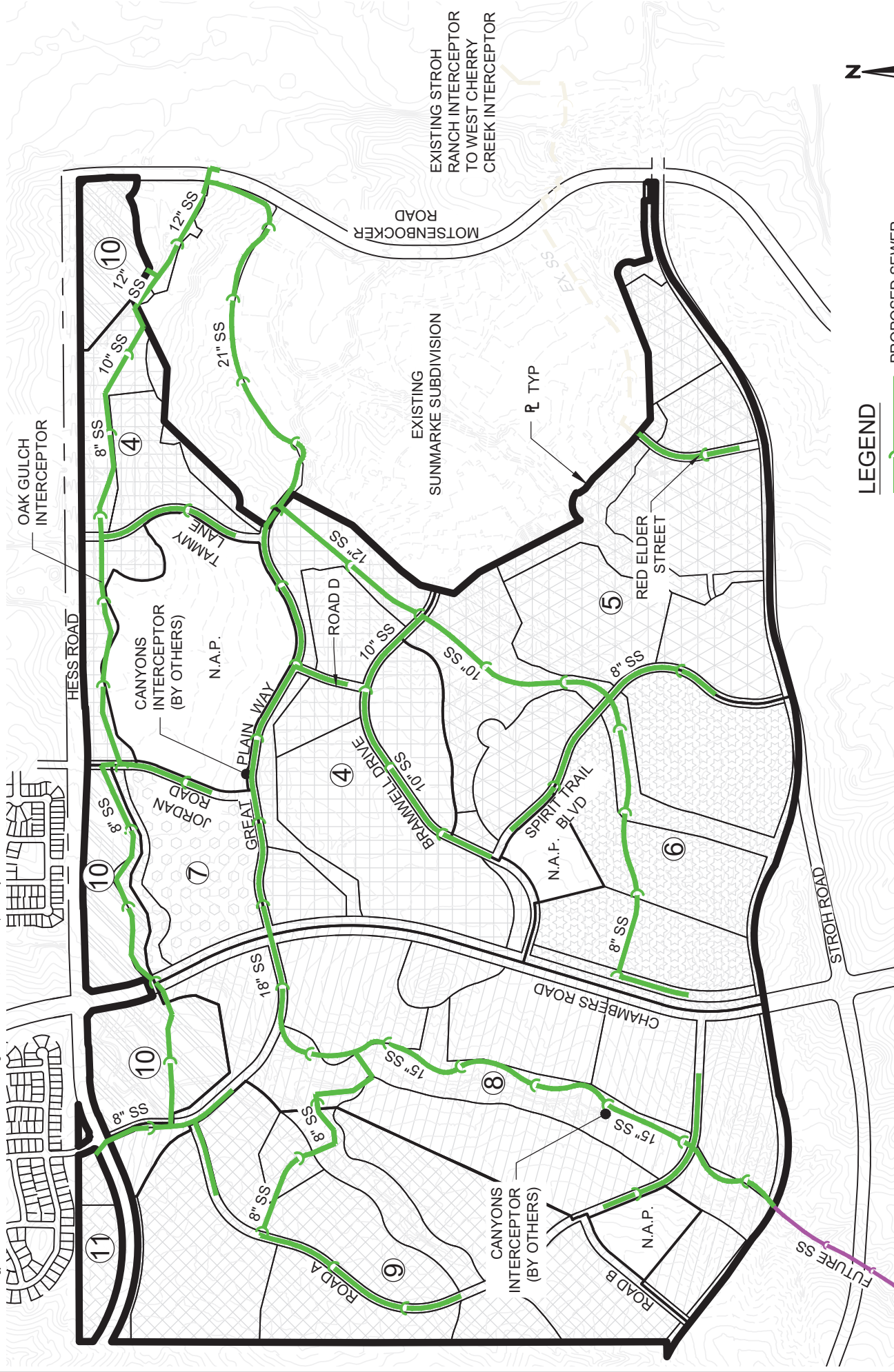
LEGEND

- 72"Ø RCP
- CULVERT
- CHECK STRUCTURE -
- CHANNEL IMPROVEMENT



DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN STORM DRAINAGE SYSTEM



LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- FUTURE SEWER

Redland

WHERE GREAT PLACES BEGIN

1000 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS.COM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11

PUBLIC IMPROVEMENTS PLAN
SANITARY SEWER SYSTEM

SHEET

4

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	Total Res'l Units	Mkt Value Biennial Reasses'mt @ 4.0%	Cumulative Market Value	As'd Value @ 7.15% of Market (2-yr lag)	Cumulative Market Value	As'd Value @ 29.00% of Market (2-yr lag)	Total Assessed Value
2019	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0
2022	258	0	140,663,120	0	23,980,000	0	0
2023	458	0	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	31,815,237	795,390,914	28,616,470	9,110,000	7,000,600	35,617,070
2026	162	931,841,415	48,817,674	48,817,674	1,430,000	2,900,000	51,717,674
2027	26	948,596,144	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	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	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	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	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	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	1,200,276,742	82,519,026	0	0	82,519,026
2040	0	48,011,070	1,248,287,812	85,819,787	0	0	85,819,787
2041	0	1,248,287,812	1,248,287,812	85,819,787	0	0	85,819,787
2042	48,931,512	1,298,219,324	89,252,579	89,252,579	0	0	89,252,579
2043	0	1,298,219,324	89,252,579	89,252,579	0	0	89,252,579
2044	51,928,773	1,350,148,097	92,822,682	92,822,682	0	0	92,822,682
2045	0	1,350,148,097	92,822,682	92,822,682	0	0	92,822,682
2046	54,005,924	1,404,154,021	96,535,589	96,535,589	0	0	96,535,589
2047	0	1,404,154,021	96,535,589	96,535,589	0	0	96,535,589
2048	56,166,161	1,460,320,182	100,397,013	100,397,013	0	0	100,397,013
2049	0	1,460,320,182	100,397,013	100,397,013	0	0	100,397,013
2050	58,412,807	1,518,732,989	104,412,893	104,412,893	0	0	104,412,893
2051	0	1,518,732,989	104,412,893	104,412,893	0	0	104,412,893
2052	60,749,320	1,579,482,309	108,589,409	108,589,409	0	0	108,589,409
2053	0	1,579,482,309	108,589,409	108,589,409	0	0	108,589,409
2054	63,179,292	1,642,661,601	112,932,985	112,932,985	0	0	112,932,985
2055	0	1,642,661,601	112,932,985	112,932,985	0	0	112,932,985
2056	65,706,464	1,708,368,065	117,450,305	117,450,305	0	0	117,450,305
2057	0	1,708,368,065	117,450,305	117,450,305	0	0	117,450,305
2058	68,334,723	1,776,702,788	122,148,317	122,148,317	0	0	122,148,317
2059	0	1,776,702,788	122,148,317	122,148,317	0	0	122,148,317
2060	71,068,112	1,847,770,900	127,034,249	127,034,249	0	0	127,034,249
2061	0	1,847,770,900	127,034,249	127,034,249	0	0	127,034,249
2062	73,910,836	1,921,681,736	132,115,619	132,115,619	0	0	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	0	57,000	0	0	5,000	0	0	5,000	0	0	0
2020	0	57,000	214,723	12,883	5,000	18,835	1,130	5,000	18,835	1,130	267,537
2021	3,843,950	57,000	950,269	57,016	5,000	83,357	5,001	5,000	83,357	5,001	1,184,001
2022	17,011,613	57,000	1,989,570	119,374	5,000	174,524	10,471	5,000	174,524	10,471	2,478,934
2023	35,617,070	57,000	2,888,949	173,337	5,000	253,417	15,205	5,000	253,417	15,205	3,599,529
2024	51,717,674	57,000	3,324,320	199,459	5,000	291,607	17,496	5,000	291,607	17,496	4,141,986
2025	59,511,635	57,000	3,744,930	224,696	5,000	328,503	19,710	5,000	328,503	19,710	4,666,052
2026	67,041,361	57,000	3,788,684	227,321	5,000	332,341	19,940	5,000	332,341	19,940	4,720,567
2027	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
2028	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
2029	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
2030	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
2031	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
2032	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
2033	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
2034	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
2035	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
2036	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
2037	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
2038	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
2039	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
2040	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
2041	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
2042	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
2043	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
2044			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 \$7,000 (target) MD + 5,000 Infra. + 5,000 TC&M Mills for DIS -- 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]	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	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		(570,486)		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	4,170,015	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 @ 5%	Total Available For O&M	Total Mills
2019	0	10.000	0	0	0	77.000
2020	3,843,950	10.000	37,671	2,260	39,931	77.000
2021	17,011,613	10.000	166,714	10,003	176,717	77.000
2022	35,617,070	10.000	349,047	20,943	369,990	77.000
2023	51,717,674	10.000	506,833	30,410	537,243	77.000
2024	59,511,635	10.000	583,214	34,993	618,207	77.000
2025	67,041,361	10.000	657,005	39,420	696,426	77.000
2026	67,824,624	10.000	664,681	39,881	704,562	77.000
2027	70,537,609	10.000	691,269	41,476	732,745	77.000
2028	70,537,609	10.000	691,269	41,476	732,745	77.000
2029	73,359,114	10.000	718,919	43,135	762,054	77.000
2030	73,359,114	10.000	718,919	43,135	762,054	77.000
2031	76,293,478	10.000	747,676	44,861	792,537	77.000
2032	76,293,478	10.000	747,676	44,861	792,537	77.000
2033	79,345,217	10.000	777,583	46,655	824,238	77.000
2034	79,345,217	10.000	777,583	46,655	824,238	77.000
2035	82,519,026	10.000	808,686	48,521	857,208	77.000
2036	82,519,026	10.000	808,686	48,521	857,208	77.000
2037	85,819,787	10.000	841,034	50,462	891,496	77.000
2038	85,819,787	10.000	841,034	50,462	891,496	77.000
2039	89,252,579	10.000	874,675	52,481	927,156	77.000
2040	89,252,579	10.000	874,675	52,481	927,156	77.000
2041	92,822,682	10.000	909,662	54,580	964,242	77.000
2042	92,822,682	10.000	909,662	54,580	964,242	77.000
2043	96,535,589	10.000	946,049	56,763	1,002,812	77.000
2044	96,535,589	10.000	946,049	56,763	1,002,812	77.000
2045	100,397,013	10.000	983,891	59,033	1,042,924	77.000
2046	100,397,013	10.000	983,891	59,033	1,042,924	77.000
2047	104,412,893	10.000	1,023,246	61,395	1,084,641	77.000
2048	104,412,893	10.000	1,023,246	61,395	1,084,641	77.000
2049	108,589,409	10.000	1,064,176	63,851	1,128,027	77.000
2050	108,589,409	10.000	1,064,176	63,851	1,128,027	77.000
2051	112,932,985	10.000	1,106,743	66,405	1,173,148	77.000
2052	112,932,985	10.000	1,106,743	66,405	1,173,148	77.000
2053	117,450,305	10.000	1,151,013	69,061	1,220,074	77.000
2054	117,450,305	10.000	1,151,013	69,061	1,220,074	77.000
2055	122,148,317	10.000	1,197,054	71,823	1,268,877	77.000
2056	122,148,317	10.000	1,197,054	71,823	1,268,877	77.000
2057	127,034,249	10.000	1,244,936	74,696	1,319,632	77.000
2058	127,034,249	10.000	1,244,936	74,696	1,319,632	77.000
2059	132,115,619	10.000	1,294,733	77,684	1,372,417	77.000
2060	132,115,619	10.000	1,294,733	77,684	1,372,417	77.000
2061						
2062						
			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
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	50	50	25	12	60	50	11
2023	120	100	65	12	100	50	258
2024	124	140	65	12	100	-	458
2025	-	140	13	12	-	-	452
2026	-	140	-	12	-	-	176
2027	-	26	-	-	-	-	162
2028	-	-	-	-	-	-	26
2029	-	-	-	-	-	-	-
	294	596	168	60	260	100	54
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
							1,532
							\$819,150,000

Res'l Totals
-
-
258
458
452
176
162
26
-
-

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

_____, 2025

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

EXHIBIT H

Intergovernmental Agreement

EXHIBIT 2

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT 3

CERTIFICATE CONCERNING NOTICES OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE PLANS

IN RE THE SECOND AMENDED AND RESTATED SERVICE PLANS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

I, Alyssa K. Rios, a paralegal, at the law firm of WBA, PC, acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”), do hereby certify as follows:

1. That the Town Clerk of the Town of Parker (“**Town Council**”) set a public hearing for Monday, September 15, 2025 at 7:00 p.m. at Council Chambers, 20120 East Mainstreet Parker, CO 80138 (the “Hearing”), for the purpose of considering the Second Amended and Restated Service Plans (the “Service Plans”) for the Districts and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan;
2. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025, to to the governing body of any existing municipality or special district that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three miles of the Districts’ boundaries, as set forth on the list attached hereto as **Exhibit B** and incorporated herein by this reference;
3. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was published on August 21, 2025, in the *Douglas County News Press*. A copy of the Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated Service Plans is attached hereto as **Exhibit C** and incorporated herein by this reference;
4. That, pursuant to § 32-1-204(1.5), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was sent by U.S. mail on August 21, 2025 (which date is no more than thirty days nor less than twenty days prior to the Hearing), to the property owners within the Districts as listed on the records of the County Assessor, as set forth on the list attached hereto as **Exhibit D** and incorporated herein by this reference;
5. That, pursuant to § 32-1-202(1)(a), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025 to the Division of Local Government.

Signed this 21st day of August, 2025.

By: Alyssa K Rios
Alyssa K. Rios, Paralegal

EXHIBIT A
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Notice of Public Hearing on Second Amended and Restated Service Plans)

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT B
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of 3-Mile Taxing Entities)

Name	Contact	C/O	Address	City	State	Zip
Antelope Heights Metro District	Nicholas Carlson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Anthology West Metro District 2	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 3	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6 Debt Service	Tisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canterberry Crossing Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
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
Canyons Metro District 3 Debt Service	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 4	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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	Ben McDowell	Advance HOA Management	3600 S. Yosemite St Ste 400	Denver	CO	80237
Carousel Farms Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
Chambers Commercial Center Business Improv Dist	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Cherry Creek Basin Water Quality Authority	Administer Cherry Creek Basin Authority		PO Box 3166	Centennial	CO	80161
Cherry Creek South Metro District 1	Alisia Kear	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	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
Cherry Creek South Metro District 11 Debt Service	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
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
Cielo Metro District	Clint C. Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
City of Castle Pines	Attn: Finance Department		7437 Village Square Drive Suite 200	Castle Pines	CO	80108
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
Crowfoot Valley Ranch Metro District 2	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Douglas County Government	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Downtown Parker Business Improvement District	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
E-470 Public Highway Authority	Tim Stewart		22470 E Stephen D Hogan Pkwy Ste 100	Aurora	CO	80018
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
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
High Prairie Farms Metro District	Stephanie Odewumi	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
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	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Kime Ranch Metro District	Elisabeth A. Cortese	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Lincoln Creek Metro District	Colin B Mielke	Seter & Vander Wall PC	7400 E Orchard Rd Ste 3300	Greenwood Village	CO	80111
Lincoln Meadows Metro District	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Lincoln Meadows Metro District Debt Service	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Meadowlark Metro District	Nikolas Wagner	Centennial Consulting Group, LLC	2619 Canton Ct Ste A	Fort Collins	CO	80525
Meridian Village Metro District 1 Debt Service	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Meridian Village Metro District 2	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Neu Towne Metro District	Matthew P Ruhland	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Newlin Crossing Metro District	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80104
Olde Town Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Overlook Metro District	Paula J Williams	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Automotive Metro District	Jennifer G Tanaka	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Homestead Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Water & Sanitation District	Ron Redd		13939 Ancestry Dr	Parker	CO	80134
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
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	K Sean Allen	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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 1 Debt Service	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
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 Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata North Metro District	David Greher	Cockrel Ela Glesne Greher & Ruhland, PC	44 Cook St Ste 620	Denver	CO	80206
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
Reata South Metro District	Paul R Cockrel	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Regency Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Regional Transportation District	Todd Nikkel		1660 Blake St, FAS-51	Denver	CO	80202
Robinson Ranch Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Salisbury Heights Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111

[illegible]

EXHIBIT C
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

**(Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated
Service Plans)**

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a Weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made on 08/21/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

PUBLICATION DATES: August 21, 2025



For The Douglas County News Press

State of Colorado }
County of Douglas } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 08/21/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-578781
Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m.**, at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

Legal Notice No. DC 1774
Publication: August 21, 2025
Publisher: Douglas County News Press

EXHIBIT D
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of Property Owners)

NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATECODE	ZIPCODE
ANTHOLOGY WEST MASTER	HOMEOWNERS ASSOCIATION INC	7208 S TUCSON WAY STE 125		CENTENNIAL	CO	801126748
CHERRY CREEK SOUTH METRO DISTRICT 4		2154 E COMMONS AVE STE 2000		CENTENNIAL	CO	801221880
LENNAR COLORADO LLC		9193 S JAMAICA ST FL 4		ENGLEWOOD	CO	801125946
NORTH PARKER INVESTMENTS LLC		7339 E EVANS RD STE 201		SCOTTSDALE	AZ	852603190
PARKER WATER AND SANITATION DISTRICT		18100 WOODMAN DR		PARKER	CO	801343452
RICHMOND AMERICAN HOMES OF	COLORADO INC	4350 S MONACO ST		DENVER	CO	802373400
TANTERRA DEVELOPMENT III LLC		7353 S ALTON WAY STE A100		CENTENNIAL	CO	801122329
TH TANTERRA LLC		ATTN: VP LAND ACQUISITION	8350 E CRESCENT PKWY STE 450	GREENWOOD VILLAGE	CO	801112997
TOWN OF PARKER		20120 E MAINSTREET		PARKER	CO	801387334
TPG AG EHC III LEN MULTI STATE 4 LLC		C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	852555473

ORDINANCE NO. 9.309.2, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE SECOND AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO, 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 Second Amendment to Amended and Restated Intergovernmental Agreement 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

SECOND AMENDMENT TO 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 15th day of September, 2025, 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 Second Amendment to Amended and Restated Service Plan approved by the Town on September 15, 2025 (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, all as directed by the Town. The District shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all

necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

13. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under the Service Plan.

14. 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.

15. 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.

16. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-15 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.

17. 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.

18. 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 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.

19. 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:	WBA, PC
	Attn: Kristin J. Bowers, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: kbowers@wbapc.com

To the Town: Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7334
Attn: Jamie Wynn, Town Attorney
cc: Chris Fiandaca, 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.

20. 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.

21. 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

Joshua Rivero, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 4**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Sarah Hunsche, President

ATTEST:

Kim Jensen, 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:
 - Hess Road
 - Stroh Road
 - Chambers Road
 - Great Plains Way
 - Jordan Road
 - Tammy Lane
 - Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - 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
- Streetscape, including the treelawn and median, located adjacent to Lot 1/Community Park Tract, as described in the final plan for Tanterra Filing No. 1

RESOLUTION NO. 25-060, Series of 2025

TITLE: A RESOLUTION TO APPROVE THE SECOND AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5

WHEREAS, by Resolution No. 04-078.1, the Town Counsel 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, by Resolution No. 20-022, Series 2020, the Town Council of the Town on June 15, 2020, approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5; and

WHEREAS, Cherry Creek South Metropolitan District No. 5 (the “District”) has filed a Second Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town; 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 Counsel 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 *Douglas County News-Press* on August 21, 2025, 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 August 21, 2025, 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 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 and the Code, the Town Council held a public hearing on the Service Plan for the District on September 15, 2025; 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, has 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 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 mater 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 or incapable of being integrated with existing urban areas, or place a burden on the Town of 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 Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

**SECOND 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: June 5, 2025

Approved: September 15, 2025

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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**”). 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.

On June 15, 2020, by Resolution No. 20-022, Series of 2020, the Town approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 5 (the “**Amended Service Plan**”). On November 21, 2022, by Resolution No. 22-065, Series of 2022, the Town approved adjustment of mill levies resulting from legislative or constitutionally mandated reductions to be appended to the Amended Service Plan.

This Second 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 Town’s model service plan, update the Financial Plan and Capital Plan to reflect current development plans. 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 Second Amended and Restated Service Plans. This Service Plan entirely replaces and supersedes the Amended 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.

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.

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 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.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures within the District with the intention of selling to others is not an End User.

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.

Fees: means any fee imposed by the District for services, programs or facilities provided by the District, as described in Section V.A.9. below.

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 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 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 or statutorily 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, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, 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 Tanterra.

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 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 Assessment: means the levy of an assessment within the boundaries of a special improvement district pursuant to Section V.A. 10.

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 the first year the District is able to certify 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 527 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 4,351 persons. The non-residential density of the District at build-out is estimated to be approximately 0 square feet.

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 be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

10. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment

of bonds or other obligations of the District and shall not be considered Debt or Development Fees under this Service Plan.

11. 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.

12. 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.

13. 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.

14. 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. 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.

15. 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 \$151,458,899.32. 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 imposed by the District for the payment of Debt shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy for the payment of Debt above the Maximum Debt Mill Levy for any purpose other than a Mill Levy Adjustment 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 Maximum Debt Mill Levy adjustment as a material modification of the Service Plan. If the Town Council determines that such proposed adjustment to the Maximum Debt Mill Levy 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 proposed Maximum Debt 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 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 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 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 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

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, including Special Assessments;
8. A summary of Special Assessments outstanding and a statement or representation that any and all Special Assessments were satisfied and discharged prior to the transfer of title to any property to an End User;
9. 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;

10. 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

11. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

12. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

13. 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 within thirty (30) days of approval of this Service Plan by the Town.

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 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

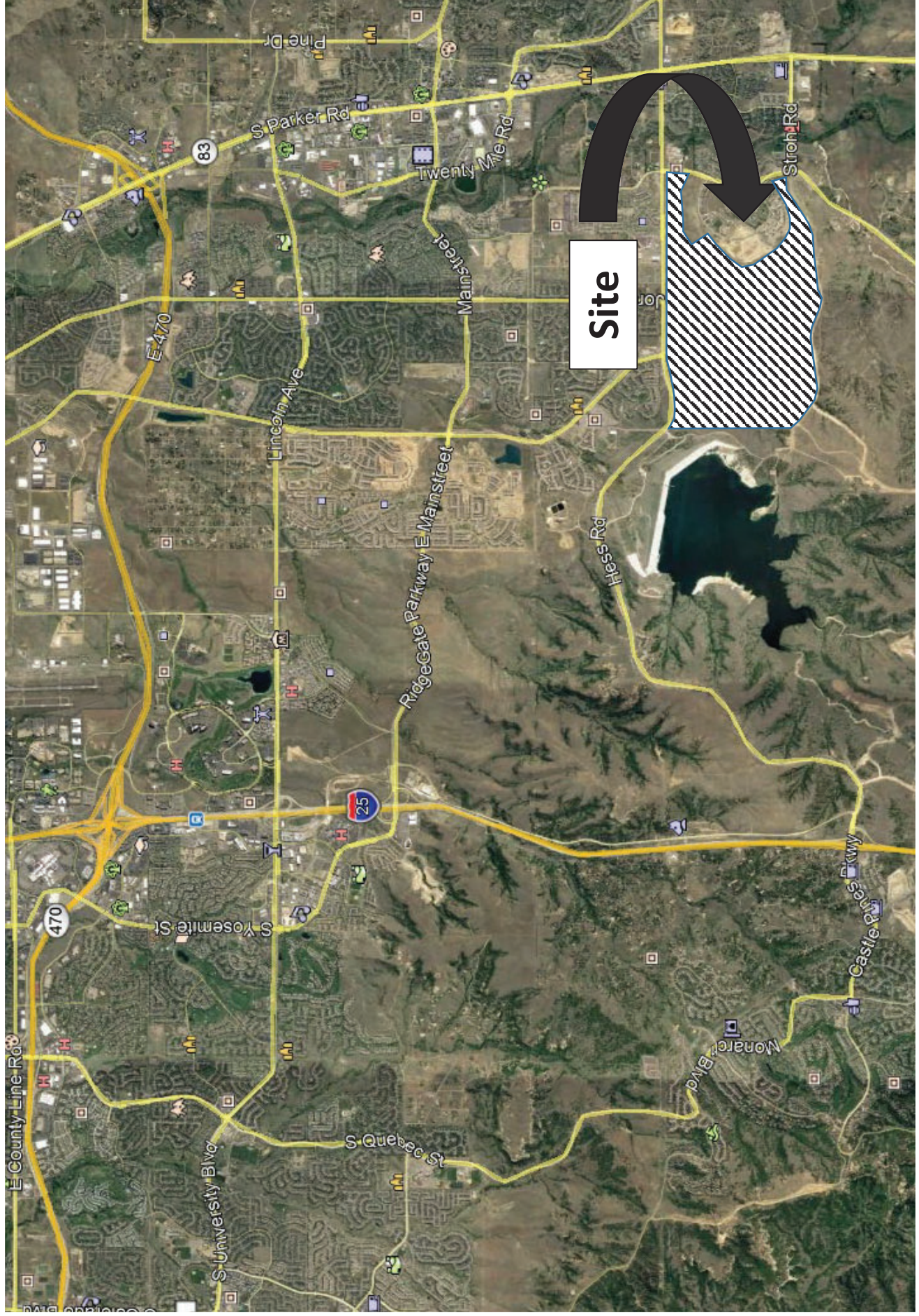
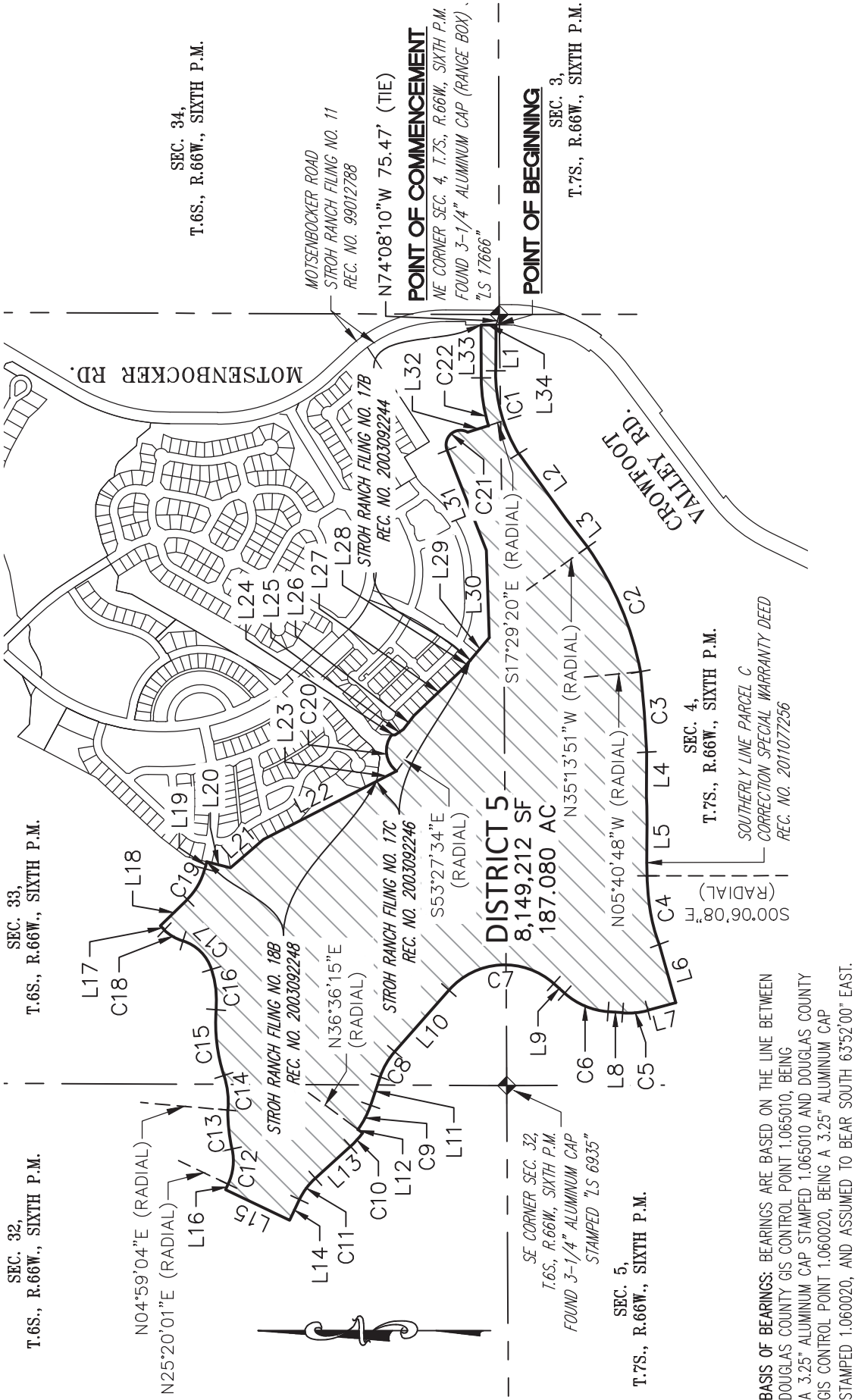
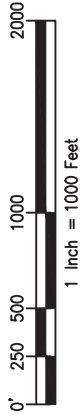


EXHIBIT C

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


AZTEC
 CONSULTANTS, INC.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
 DOUGLAS COUNTY, COLORADO

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	



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SUITE 1
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CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 5
DOUGLAS COUNTY, COLORADO

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	Landscaping**
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		
Total:	\$76,130,986.00	\$1,197,300.00
		\$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.

**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
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**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 (Secton 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 (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

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 (Secton 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 (Secton 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 (Secton 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

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



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.



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

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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

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 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/MONUMENTATION

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



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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



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PROJECT: ANTHOLOGY SEGMENT 1A
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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**



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JOB NUMBER: 8.13.0326901
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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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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10333 E. Dry Creek Rd
Suite 240
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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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



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CLIENT: E5X 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



PROJECT: ANTHOLOGY SEGMENT 1A
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 10333 E. Dry Creek Rd
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 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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.
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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

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 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)	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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
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 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	1,720	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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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Suite 240
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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10333 E. Dry Creek Rd
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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 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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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



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

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**



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

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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



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

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 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)	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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.
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Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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

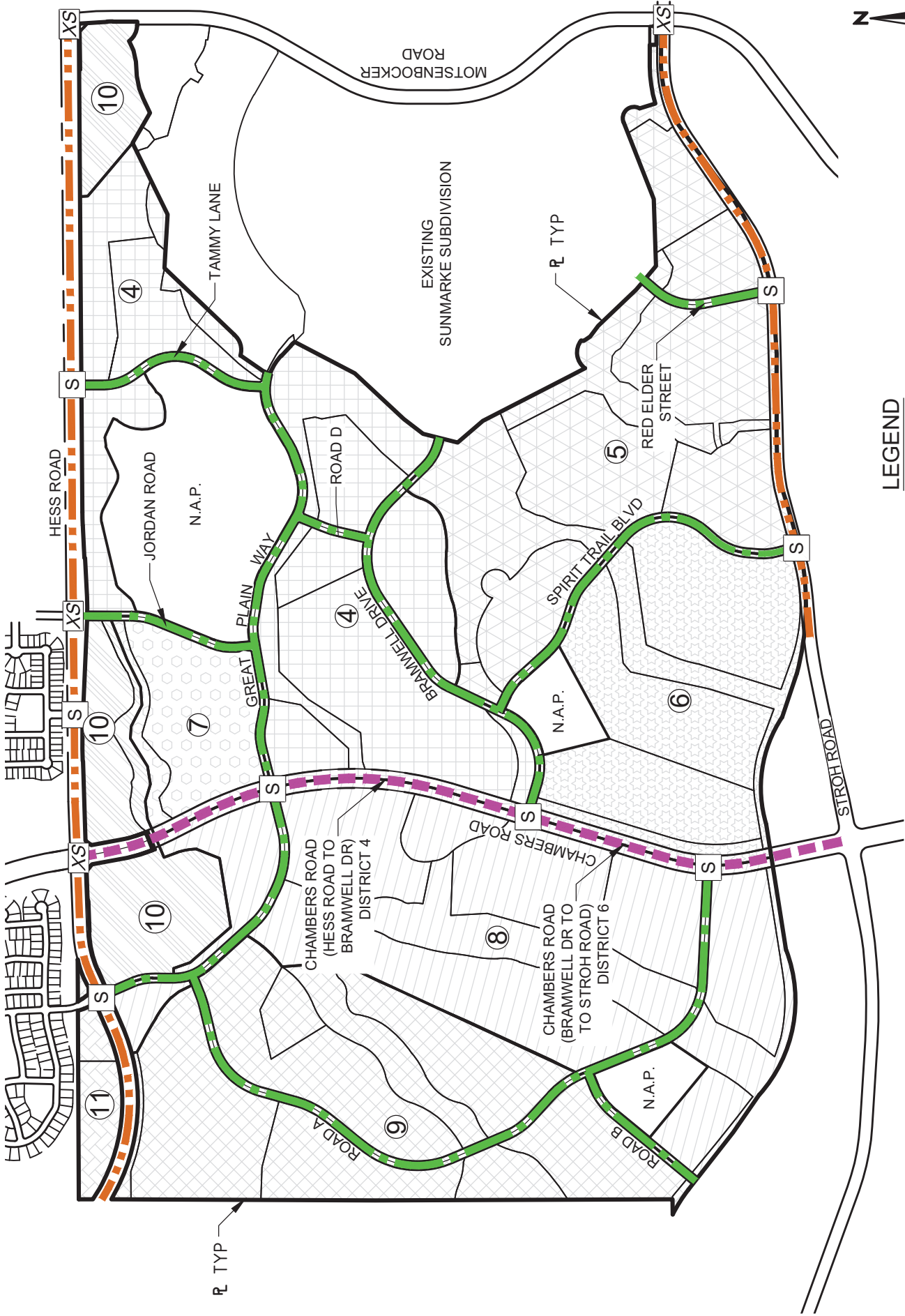
STREET A4

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

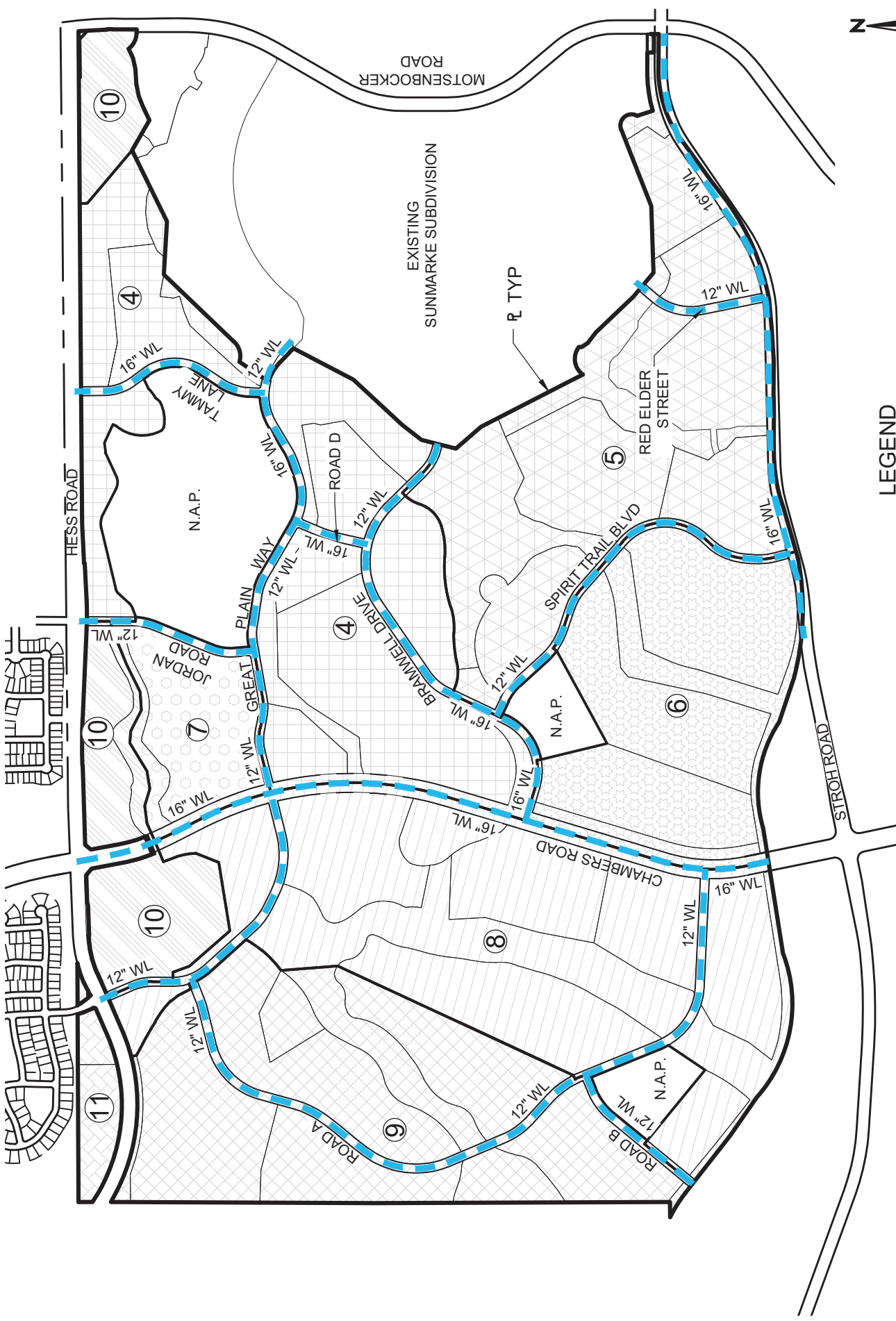
- PRINCIPAL ARTERIAL
- ARTERIAL
- RESIDENTIAL COLLECTOR
- EXISTING SIGNAL
- PROPOSED SIGNAL



DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN ROADWAY SYSTEM

SHEET



LEGEND
--- WATERLINE (SIZE AS NOTED)

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11

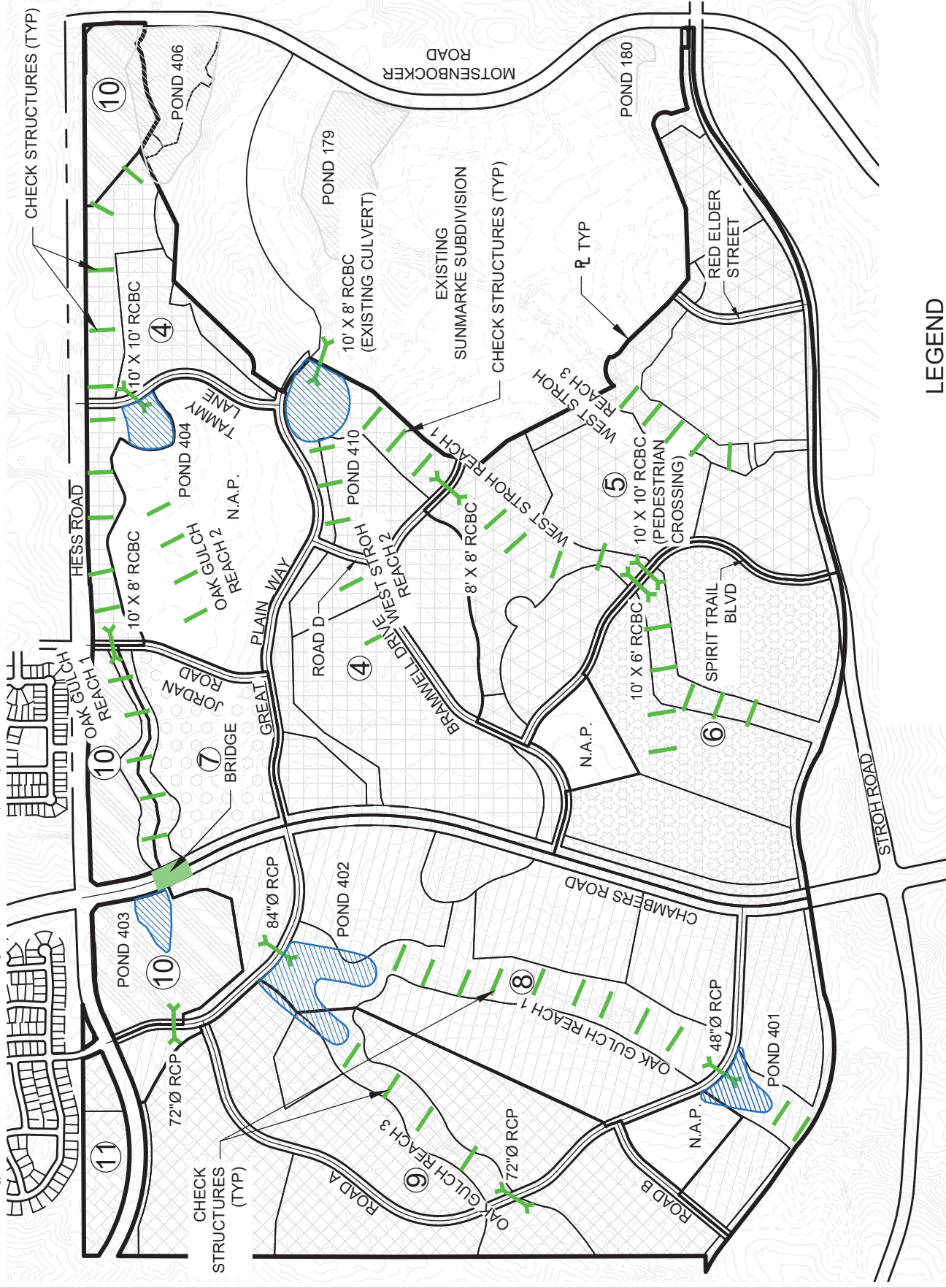
PUBLIC IMPROVEMENTS PLAN
WATER SYSTEM

Redland
WHERE GREAT PLACES BEGIN
1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS.COM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

SHEET

2



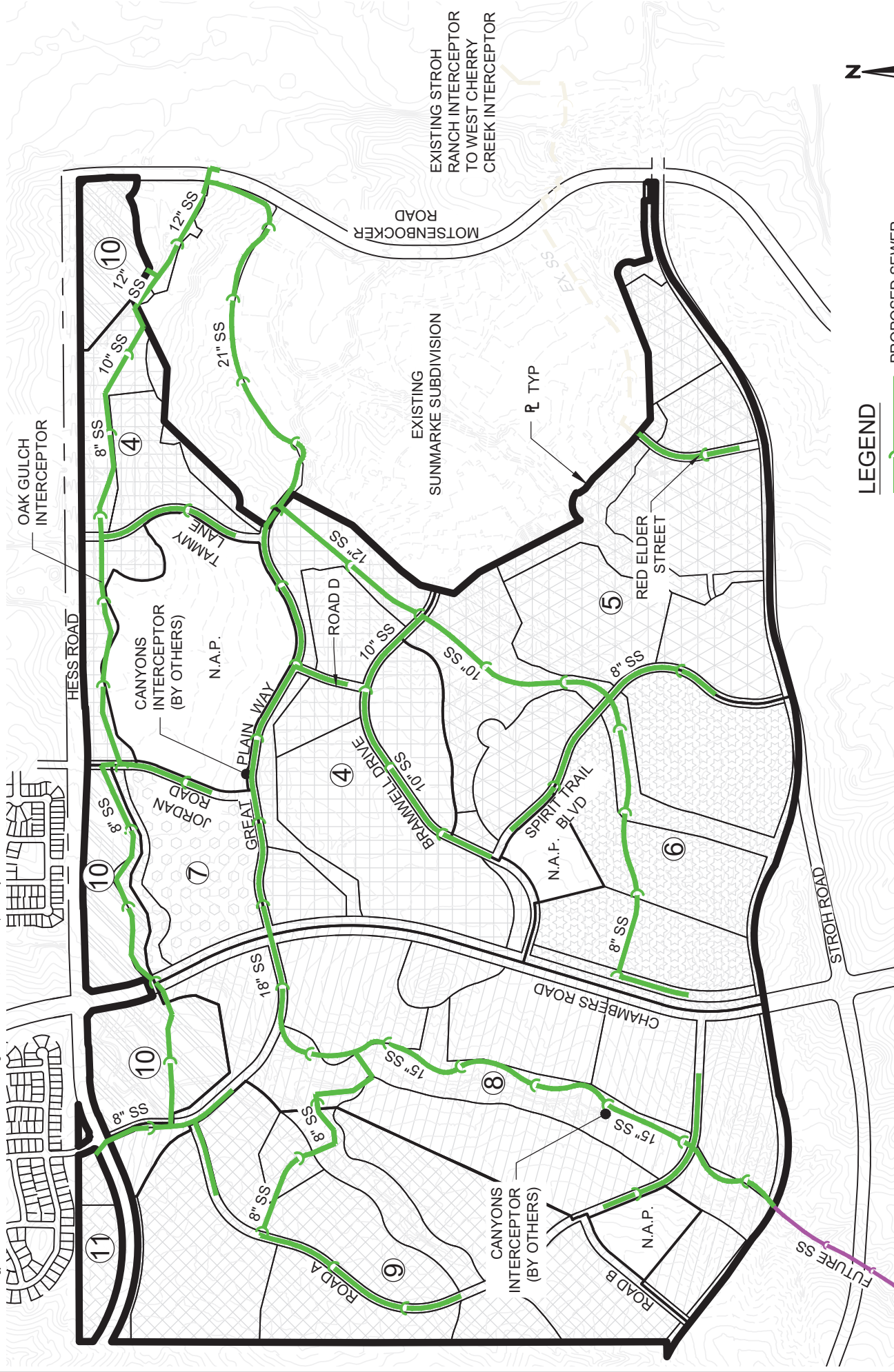
LEGEND

- 72"Ø RCP
- CULVERT
- CHECK STRUCTURE -
- CHANNEL IMPROVEMENT



DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN STORM DRAINAGE SYSTEM



LEGEND

- PROPOSED SEWER (Green line with arrow)
- EXISTING SEWER (Yellow line)
- FUTURE SEWER (Purple line)

Redland
WHERE GREAT PLACES BEGIN
1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS, IN

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11

PUBLIC IMPROVEMENTS PLAN
SANITARY SEWER SYSTEM

SHEET

4

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	Total Res'l Units	Mkt Value Biennial Reasses'mt @ 4.0%	Cumulative Market Value	As'd Value @ 7.15% of Market (2-yr lag)	Cumulative Market Value	As'd Value @ 29.00% of Market (2-yr lag)	Total Assessed Value
2019	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0
2022	258	0	140,663,120	0	23,980,000	0	0
2023	458	0	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	31,815,237	795,390,914	28,616,470	9,110,000	7,000,600	35,617,070
2026	162	931,841,415	48,817,674	48,817,674	1,430,000	2,900,000	51,717,674
2027	26	948,596,144	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	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	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	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	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	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	1,200,276,742	82,519,026	0	0	82,519,026
2040	0	48,011,070	1,248,287,812	85,819,787	0	0	85,819,787
2041	0	1,248,287,812	1,248,287,812	85,819,787	0	0	85,819,787
2042	48,931,512	1,298,219,324	89,252,579	89,252,579	0	0	89,252,579
2043	0	1,298,219,324	89,252,579	89,252,579	0	0	89,252,579
2044	51,928,773	1,350,148,097	92,822,682	92,822,682	0	0	92,822,682
2045	0	1,350,148,097	92,822,682	92,822,682	0	0	92,822,682
2046	54,005,924	1,404,154,021	96,535,589	96,535,589	0	0	96,535,589
2047	0	1,404,154,021	96,535,589	96,535,589	0	0	96,535,589
2048	56,166,161	1,460,320,182	100,397,013	100,397,013	0	0	100,397,013
2049	0	1,460,320,182	100,397,013	100,397,013	0	0	100,397,013
2050	58,412,807	1,518,732,989	104,412,893	104,412,893	0	0	104,412,893
2051	0	1,518,732,989	104,412,893	104,412,893	0	0	104,412,893
2052	60,749,320	1,579,482,309	108,589,409	108,589,409	0	0	108,589,409
2053	0	1,579,482,309	108,589,409	108,589,409	0	0	108,589,409
2054	63,179,292	1,642,661,601	112,932,985	112,932,985	0	0	112,932,985
2055	0	1,642,661,601	112,932,985	112,932,985	0	0	112,932,985
2056	65,706,464	1,708,368,065	117,450,305	117,450,305	0	0	117,450,305
2057	0	1,708,368,065	117,450,305	117,450,305	0	0	117,450,305
2058	68,334,723	1,776,702,788	122,148,317	122,148,317	0	0	122,148,317
2059	0	1,776,702,788	122,148,317	122,148,317	0	0	122,148,317
2060	71,068,112	1,847,770,900	127,034,249	127,034,249	0	0	127,034,249
2061	0	1,847,770,900	127,034,249	127,034,249	0	0	127,034,249
2062	73,910,836	1,921,681,736	132,115,619	132,115,619	0	0	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	0	57,000	0	0	5,000	0	0	5,000	0	0	0
2020	0	57,000	214,723	12,883	5,000	18,835	1,130	5,000	18,835	1,130	267,537
2021	3,843,950	57,000	950,269	57,016	5,000	83,357	5,001	5,000	83,357	5,001	1,184,001
2022	17,011,613	57,000	1,989,570	119,374	5,000	174,524	10,471	5,000	174,524	10,471	2,478,934
2023	35,617,070	57,000	2,888,949	173,337	5,000	253,417	15,205	5,000	253,417	15,205	3,599,529
2024	51,717,674	57,000	3,324,320	199,459	5,000	291,607	17,496	5,000	291,607	17,496	4,141,986
2025	59,511,635	57,000	3,744,930	224,696	5,000	328,503	19,710	5,000	328,503	19,710	4,666,052
2026	67,041,361	57,000	3,788,684	227,321	5,000	332,341	19,940	5,000	332,341	19,940	4,720,567
2027	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
2028	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
2029	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
2030	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
2031	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
2032	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
2033	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
2034	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
2035	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
2036	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
2037	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
2038	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
2039	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
2040	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
2041	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
2042	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
2043	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
2044			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 \$7,000 (target) MD + 5,000 Infra. + 5,000 TC&M Mills for DIS -- 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]	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	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 @ 5%	Total Available For O&M	Total Mills
2019	0	10.000	0	0	0	77.000
2020	3,843,950	10.000	37,671	2,260	39,931	77.000
2021	17,011,613	10.000	166,714	10,003	176,717	77.000
2022	35,617,070	10.000	349,047	20,943	369,990	77.000
2023	51,717,674	10.000	506,833	30,410	537,243	77.000
2024	59,511,635	10.000	583,214	34,993	618,207	77.000
2025	67,041,361	10.000	657,005	39,420	696,426	77.000
2026	67,824,624	10.000	664,681	39,881	704,562	77.000
2027	70,537,609	10.000	691,269	41,476	732,745	77.000
2028	70,537,609	10.000	691,269	41,476	732,745	77.000
2029	73,359,114	10.000	718,919	43,135	762,054	77.000
2030	73,359,114	10.000	718,919	43,135	762,054	77.000
2031	76,293,478	10.000	747,676	44,861	792,537	77.000
2032	76,293,478	10.000	747,676	44,861	792,537	77.000
2033	79,345,217	10.000	777,583	46,655	824,238	77.000
2034	79,345,217	10.000	777,583	46,655	824,238	77.000
2035	82,519,026	10.000	808,686	48,521	857,208	77.000
2036	82,519,026	10.000	808,686	48,521	857,208	77.000
2037	85,819,787	10.000	841,034	50,462	891,496	77.000
2038	85,819,787	10.000	841,034	50,462	891,496	77.000
2039	89,252,579	10.000	874,675	52,481	927,156	77.000
2040	89,252,579	10.000	874,675	52,481	927,156	77.000
2041	92,822,682	10.000	909,662	54,580	964,242	77.000
2042	92,822,682	10.000	909,662	54,580	964,242	77.000
2043	96,535,589	10.000	946,049	56,763	1,002,812	77.000
2044	96,535,589	10.000	946,049	56,763	1,002,812	77.000
2045	100,397,013	10.000	983,891	59,033	1,042,924	77.000
2046	100,397,013	10.000	983,891	59,033	1,042,924	77.000
2047	104,412,893	10.000	1,023,246	61,395	1,084,641	77.000
2048	104,412,893	10.000	1,023,246	61,395	1,084,641	77.000
2049	108,589,409	10.000	1,064,176	63,851	1,128,027	77.000
2050	108,589,409	10.000	1,064,176	63,851	1,128,027	77.000
2051	112,932,985	10.000	1,106,743	66,405	1,173,148	77.000
2052	112,932,985	10.000	1,106,743	66,405	1,173,148	77.000
2053	117,450,305	10.000	1,151,013	69,061	1,220,074	77.000
2054	117,450,305	10.000	1,151,013	69,061	1,220,074	77.000
2055	122,148,317	10.000	1,197,054	71,823	1,268,877	77.000
2056	122,148,317	10.000	1,197,054	71,823	1,268,877	77.000
2057	127,034,249	10.000	1,244,936	74,696	1,319,632	77.000
2058	127,034,249	10.000	1,244,936	74,696	1,319,632	77.000
2059	132,115,619	10.000	1,294,733	77,684	1,372,417	77.000
2060	132,115,619	10.000	1,294,733	77,684	1,372,417	77.000
2061						
2062						
			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
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	50	50	25	12	60	50	11
2023	120	100	65	12	100	50	258
2024	124	140	65	12	100	-	458
2025	-	140	13	12	-	-	452
2026	-	140	-	12	-	-	176
2027	-	26	-	-	-	-	162
2028	-	-	-	-	-	-	26
2029	-	-	-	-	-	-	-
	294	596	168	60	260	100	54
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
							1,532
							\$819,150,000

Res'l Totals
-
-
258
458
452
176
162
26
-
-

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

_____, 2025

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

EXHIBIT 2

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT 3

CERTIFICATE CONCERNING NOTICES OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE PLANS

IN RE THE SECOND AMENDED AND RESTATED SERVICE PLANS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

I, Alyssa K. Rios, a paralegal, at the law firm of WBA, PC, acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”), do hereby certify as follows:

1. That the Town Clerk of the Town of Parker (“**Town Council**”) set a public hearing for Monday, September 15, 2025 at 7:00 p.m. at Council Chambers, 20120 East Mainstreet Parker, CO 80138 (the “Hearing”), for the purpose of considering the Second Amended and Restated Service Plans (the “Service Plans”) for the Districts and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan;
2. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025, to to the governing body of any existing municipality or special district that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three miles of the Districts’ boundaries, as set forth on the list attached hereto as **Exhibit B** and incorporated herein by this reference;
3. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was published on August 21, 2025, in the *Douglas County News Press*. A copy of the Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated Service Plans is attached hereto as **Exhibit C** and incorporated herein by this reference;
4. That, pursuant to § 32-1-204(1.5), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was sent by U.S. mail on August 21, 2025 (which date is no more than thirty days nor less than twenty days prior to the Hearing), to the property owners within the Districts as listed on the records of the County Assessor, as set forth on the list attached hereto as **Exhibit D** and incorporated herein by this reference;
5. That, pursuant to § 32-1-202(1)(a), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025 to the Division of Local Government.

Signed this 21st day of August, 2025.

By: Alyssa K Rios
Alyssa K. Rios, Paralegal

EXHIBIT A
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Notice of Public Hearing on Second Amended and Restated Service Plans)

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT B
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of 3-Mile Taxing Entities)

Name	Contact	C/O	Address	City	State	Zip
Antelope Heights Metro District	Nicholas Carlson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Anthology West Metro District 2	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 3	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6 Debt Service	Tisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canterberry Crossing Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
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
Canyons Metro District 3 Debt Service	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 4	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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	Ben McDowell	Advance HOA Management	3600 S. Yosemite St Ste 400	Denver	CO	80237
Carousel Farms Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
Chambers Commercial Center Business Improv Dist	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Cherry Creek Basin Water Quality Authority	Administer Cherry Creek Basin Authority		PO Box 3166	Centennial	CO	80161
Cherry Creek South Metro District 1	Alisia Kear	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	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
Cherry Creek South Metro District 11 Debt Service	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
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
Cielo Metro District	Clint C. Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
City of Castle Pines	Attn: Finance Department		7437 Village Square Drive Suite 200	Castle Pines	CO	80108
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
Crowfoot Valley Ranch Metro District 2	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Douglas County Government	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Downtown Parker Business Improvement District	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
E-470 Public Highway Authority	Tim Stewart		22470 E Stephen D Hogan Pkwy Ste 100	Aurora	CO	80018
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
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
High Prairie Farms Metro District	Stephanie Odewumi	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
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	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Kime Ranch Metro District	Elisabeth A. Cortese	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Lincoln Creek Metro District	Colin B Mielke	Seter & Vander Wall PC	7400 E Orchard Rd Ste 3300	Greenwood Village	CO	80111
Lincoln Meadows Metro District	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Lincoln Meadows Metro District Debt Service	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Meadowlark Metro District	Nikolas Wagner	Centennial Consulting Group, LLC	2619 Canton Ct Ste A	Fort Collins	CO	80525
Meridian Village Metro District 1 Debt Service	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Meridian Village Metro District 2	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Neu Towne Metro District	Matthew P Ruhland	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Newlin Crossing Metro District	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80104
Olde Town Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Overlook Metro District	Paula J Williams	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Automotive Metro District	Jennifer G Tanaka	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Homestead Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Water & Sanitation District	Ron Redd		13939 Ancestry Dr	Parker	CO	80134
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
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	K Sean Allen	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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 1 Debt Service	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
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 Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata North Metro District	David Greher	Cockrel Ela Glesne Greher & Ruhland, PC	44 Cook St Ste 620	Denver	CO	80206
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
Reata South Metro District	Paul R Cockrel	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Regency Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Regional Transportation District	Todd Nikkel		1660 Blake St, FAS-51	Denver	CO	80202
Robinson Ranch Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Salisbury Heights Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111

[illegible]

EXHIBIT C
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

**(Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated
Service Plans)**

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a Weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made on 08/21/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

PUBLICATION DATES: August 21, 2025



For The Douglas County News Press

State of Colorado }
County of Douglas } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 08/21/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-578781
Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m.**, at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

Legal Notice No. DC 1774
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Publisher: Douglas County News Press

EXHIBIT D
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of Property Owners)

NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATECODE	ZIPCODE
ANTHOLOGY WEST MASTER	HOMEOWNERS ASSOCIATION INC	7208 S TUCSON WAY STE 125		CENTENNIAL	CO	801126748
CHERRY CREEK SOUTH METRO DISTRICT 4		2154 E COMMONS AVE STE 2000		CENTENNIAL	CO	801221880
LENNAR COLORADO LLC		9193 S JAMAICA ST FL 4		ENGLEWOOD	CO	801125946
NORTH PARKER INVESTMENTS LLC		7339 E EVANS RD STE 201		SCOTTSDALE	AZ	852603190
PARKER WATER AND SANITATION DISTRICT		18100 WOODMAN DR		PARKER	CO	801343452
RICHMOND AMERICAN HOMES OF	COLORADO INC	4350 S MONACO ST		DENVER	CO	802373400
TANTERRA DEVELOPMENT III LLC		7353 S ALTON WAY STE A100		CENTENNIAL	CO	801122329
TH TANTERRA LLC		ATTN: VP LAND ACQUISITION	8350 E CRESCENT PKWY STE 450	GREENWOOD VILLAGE	CO	801112997
TOWN OF PARKER		20120 E MAINSTREET		PARKER	CO	801387334
TPG AG EHC III LEN MULTI STATE 4 LLC		C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	852555473

ORDINANCE NO. 9.310.1, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE FIRST AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO, 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 First Amendment to Amended and Restated Intergovernmental Agreement 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

FIRST AMENDMENT TO 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 15th day of September, 2025, 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 First Amendment to Amended and Restated Service Plan approved by the Town on September 15, 2025 (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, all as directed by the Town. The District shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all

necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

13. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under the Service Plan.

14. 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.

15. 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.

16. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-15 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.

17. 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.

18. 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 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.

19. 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:	WBA, PC
	Attn: Kristin J. Bowers, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: kbowers@wbapc.com

To the Town: Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7334
Attn: Jamie Wynn, Town Attorney
cc: Chris Fiandaca, 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.

20. 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.

21. 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

Joshua Rivero, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 5**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Sarah Hunsche, President/Treasurer

ATTEST:

Kim Jensen, 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:
 - Hess Road
 - Stroh Road
 - Chambers Road
 - Great Plains Way
 - Jordan Road
 - Tammy Lane
 - Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - 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. 25-061, Series of 2025

TITLE: A RESOLUTION TO APPROVE THE SECOND AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6

WHEREAS, by Resolution No. 04-078.1, the Town Counsel 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, by Resolution No. 20-023, Series 2020, the Town Council of the Town on June 15, 2020, approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6; and

WHEREAS, Cherry Creek South Metropolitan District No. 6 (the “District”) has filed a Second Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town; 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 Counsel 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 *Douglas County News-Press* on August 21, 2025, 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 August 21, 2025, 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 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 and the Code, the Town Council held a public hearing on the Service Plan for the District on September 15, 2025; 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, has 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 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 mater 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 or incapable of being integrated with existing urban areas, or place a burden on the Town of 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 Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

**SECOND 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: June 5, 2025

APPROVED: September 15, 2025

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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**”). 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.

On June 15, 2020, by Resolution No. 20-023, Series of 2020, the Town approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 6 (the “**Amended Service Plan**”). On November 21, 2022, by Resolution No. 22-065, Series of 2022, the Town approved adjustment of mill levies resulting from legislative or constitutionally mandated reductions to be appended to the Amended Service Plan.

This Second 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 Town’s model service plan where applicable, and update the Financial Plan and Capital Plan to reflect current development. 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 Second Amended and Restated Service Plans. This Service Plan entirely replaces and supersedes the Amended 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.

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.

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 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.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures within the District with the intention of selling to others is not an End User.

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.

Fees: means any fee imposed by the District for services, programs or facilities provided by the District, as described in Section V.A.9. below.

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 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 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 or statutorily 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, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, 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 Tanterra.

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 Assessment: means the levy of an assessment within the boundaries of a special improvement district pursuant to Section V.A. 10.

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 the first year the District is able to certify 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 339.450 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 527 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 4,351 persons. The non-residential density of the District at build-out is estimated to be approximately 0 square feet.

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 be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

10. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment

of bonds or other obligations of the District and shall not be considered Debt or Development Fees under this Service Plan.

11. 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.

12. 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.

13. 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.

14. 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. 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.

15. 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 \$151,458,899.32. 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 imposed by the District for payment of Debt shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy for the payment of Debt above the Maximum Debt Mill Levy any purpose other than a Mill Levy Adjustment 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 Maximum Debt Mill Levy adjustment as a material modification of the Service Plan. If the Town Council determines that such proposed adjustment to the Maximum Debt Mill Levy 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 proposed Maximum Debt 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 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 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 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 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

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, including Special Assessments;

8. A summary of Special Assessments outstanding and a statement or representation that any and all Special Assessments were satisfied and discharged prior to the transfer of title to any property to an End User;

9. 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;

10. 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

11. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

12. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

13. 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 within thirty (30) days of approval of this Service Plan by the Town.

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 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

LEGAL DESCRIPTION

CHERRY CREEK METRO DISTRICT NO. 6

A PARCEL OF LAND, LOCATED IN SECTIONS 4 AND 5, TOWNSHIP 7 SOUTH, AND SECTIONS 32 AND 33, TOWNSHIP 6 SOUTH, ALL IN RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST, BEING MONUMENTED BY A NUMBER 6 REBAR WITH 3.25" ALUMINUM CAP IN A RANGE BOX, PLS 35593, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 DIAMETER ALUMINUM CAP, PLS 34993, IS ASSUMED TO BEAR NORTH 89°15'27" EAST, A DISTANCE OF 2648.34 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 36°29'36" WEST, A DISTANCE OF 134.10 FEET TO POINT ON THE SOUTH RIGHT OF WAY OF HESS ROAD, AND **THE POINT OF BEGINNING**;

THENCE THE FOLLOWING ONE HUNDRED AND NINE (109) COURSES;

1. FOLLOWING SAID SOUTH RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2360.50 FEET, A CENTRAL ANGLE OF 01°56'21", AN ARC LENGTH OF 79.89 FEET, THE CHORD OF WHICH BEARS SOUTH 89°57'33" EAST, 79.89 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE THE FOLLOWING SEVEN (7) COURSES TO FOLLOW SAID SOUTH RIGHT OF WAY;

2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2360.50 FEET, A CENTRAL ANGLE OF 02°08'53", AN ARC LENGTH OF 88.50 FEET, THE CHORD OF WHICH BEARS NORTH 88°00'48" EAST, 88.50 FEET;
3. NORTH 86°56'22" EAST, A DISTANCE OF 352.50 FEET;
4. NORTH 03°03'38" WEST, A DISTANCE OF 7.50 FEET;
5. NORTH 86°56'22" EAST, A DISTANCE OF 290.82 FEET TO A POINT ON A CURVE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2945.00 FEET, A CENTRAL ANGLE OF 02°19'17", AN ARC LENGTH OF 119.33 FEET, THE CHORD OF WHICH BEARS NORTH 88°05'50" EAST, 119.32 FEET;
7. NORTH 89°15'27" EAST, A DISTANCE OF 1799.34 FEET;
8. NORTH 89°15'32" EAST, A DISTANCE OF 1036.65 FEET TO THE NORTHEASTERLY MOST CORNER OF TRACT N OF SUNMARKE FILING NO. 1A, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2020020677;

THENCE THE FOLLOWING FOURTEEN (14) COURSES TO FOLLOW THE BOUNDARY OF SAID SUNMARKE FILING 1A;

9. SOUTH 02°08'10" WEST, A DISTANCE OF 68.87 FEET;
10. SOUTH 50°01'57" EAST, A DISTANCE OF 622.62 FEET;
11. SOUTH 63°34'43" WEST, A DISTANCE OF 712.03 FEET;
12. NORTH 86°57'34" WEST, A DISTANCE OF 480.70 FEET;
13. SOUTH 43°24'16" WEST, A DISTANCE OF 865.45 FEET, TO A POINT OF CURVATURE;

14. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 67°56'30", AN ARC LENGTH OF 207.52 FEET, THE CHORD OF WHICH BEARS SOUTH 72°57'10" WEST, 195.57 FEET;
15. SOUTH 34°13'40" WEST, A DISTANCE OF 242.54 FEET;
16. SOUTH 22°24'09" WEST, A DISTANCE OF 69.76 FEET;
17. SOUTH 67°27'35" EAST, A DISTANCE OF 22.58 FEET, TO A POINT OF CURVATURE;
18. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 20°57'22", AN ARC LENGTH OF 170.07 FEET, THE CHORD OF WHICH BEARS SOUTH 57°02'51" EAST, 169.13 FEET;
19. SOUTH 46°37'36" EAST, A DISTANCE OF 125.80 FEET, TO A POINT OF CURVATURE;
20. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 03°44'11", AN ARC LENGTH OF 21.85 FEET, THE CHORD OF WHICH BEARS SOUTH 48°26'41" EAST, 21.84 FEET;
21. SOUTH 46°17'42" EAST, A DISTANCE OF 25.23 FEET;
22. SOUTH 27°14'29" WEST, A DISTANCE OF 203.54 FEET TO THE NORTHERLY MOST POINT OF STROH RANCH, FILING NO. 18B, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2003092248;

THENCE THE FOLLOWING FOUR (4) COURSES TO FOLLOW THE WESTERLY BOUNDARY OF SAID STROH RANCH FILING NO. 18B;

23. SOUTH 27°16'26" WEST, A DISTANCE OF 405.89 FEET;
24. SOUTH 42°38'10" WEST, A DISTANCE OF 600.62 FEET;
25. SOUTH 37°09'18" WEST, A DISTANCE OF 217.28 FEET;
26. SOUTH 13°57'41" WEST, A DISTANCE OF 150.84 FEET;
27. NORTH 76°02'25" WEST, A DISTANCE OF 50.02 FEET, TO A POINT OF CURVATURE;
28. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 31°22'23", AN ARC LENGTH OF 246.40 FEET, THE CHORD OF WHICH BEARS NORTH 60°21'13" WEST, 243.34 FEET;
29. NORTH 44°40'01" WEST, A DISTANCE OF 257.94 FEET;
30. SOUTH 45°19'59" WEST, A DISTANCE OF 40.00 FEET, TO A POINT OF CURVATURE;
31. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 326.85 FEET, A CENTRAL ANGLE OF 25°58'26", AN ARC LENGTH OF 148.17 FEET, THE CHORD OF WHICH BEARS SOUTH 29°57'44" WEST, 146.91 FEET, TO A POINT OF REVERSE CURVATURE;
32. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 299.35 FEET, A CENTRAL ANGLE OF 55°26'37", AN ARC LENGTH OF 289.67 FEET, THE CHORD OF WHICH BEARS SOUTH 44°41'49" WEST, 278.50 FEET, TO A POINT OF COMPOUND CURVATURE;
33. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 743.86 FEET, A CENTRAL ANGLE OF 21°38'41", AN ARC LENGTH OF 281.01 FEET, THE CHORD OF WHICH BEARS SOUTH 83°14'28" WEST, 279.34 FEET, TO A POINT OF REVERSE CURVATURE;
34. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1176.74 FEET, A CENTRAL ANGLE OF 22°18'45", AN ARC LENGTH OF 458.25 FEET, THE CHORD OF WHICH BEARS SOUTH 82°54'26" WEST, 455.36 FEET, TO A POINT OF REVERSE CURVATURE;

35. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 602.02 FEET, A CENTRAL ANGLE OF 22°54'43", AN ARC LENGTH OF 240.74 FEET, THE CHORD OF WHICH BEARS SOUTH 83°12'25" WEST, 239.14 FEET, TO A POINT OF REVERSE CURVATURE;
36. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1246.07 FEET, A CENTRAL ANGLE OF 12°21'42", AN ARC LENGTH OF 268.84 FEET, THE CHORD OF WHICH BEARS SOUTH 83°29'33" WEST, 268.32 FEET, TO A POINT OF REVERSE CURVATURE;
37. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 377.30 FEET, A CENTRAL ANGLE OF 37°42'02", AN ARC LENGTH OF 248.26 FEET, THE CHORD OF WHICH BEARS NORTH 83°50'17" WEST, 243.81 FEET;
38. NORTH 64°51'42" WEST, A DISTANCE OF 41.66 FEET;
39. SOUTH 25°08'18" WEST, A DISTANCE OF 488.02 FEET;
40. SOUTH 64°51'42" EAST, A DISTANCE OF 157.08 FEET, TO A POINT OF CURVATURE;
41. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 22°21'16", AN ARC LENGTH OF 183.37 FEET, THE CHORD OF WHICH BEARS SOUTH 53°41'04" EAST, 182.21 FEET;
42. SOUTH 42°30'26" EAST, A DISTANCE OF 326.18 FEET, TO A POINT OF CURVATURE;
43. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 11°12'36", AN ARC LENGTH OF 125.22 FEET, THE CHORD OF WHICH BEARS SOUTH 48°06'44" EAST, 125.02 FEET;
44. NORTH 36°17'03" EAST, A DISTANCE OF 40.00 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;
45. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.20 FEET, A CENTRAL ANGLE OF 17°58'43", AN ARC LENGTH OF 188.34 FEET, THE CHORD OF WHICH BEARS SOUTH 62°42'33" EAST, 187.56 FEET;
46. SOUTH 71°41'60" EAST, A DISTANCE OF 204.66 FEET, TO A POINT OF CURVATURE;
47. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 22°40'56", AN ARC LENGTH OF 201.90 FEET, THE CHORD OF WHICH BEARS SOUTH 60°21'32" EAST, 200.58 FEET;
48. SOUTH 49°01'04" EAST, A DISTANCE OF 563.84 FEET, TO A POINT OF CURVATURE;
49. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 90°11'23", AN ARC LENGTH OF 802.79 FEET, THE CHORD OF WHICH BEARS SOUTH 03°55'22" EAST, 722.44 FEET;
50. SOUTH 41°10'19" WEST, A DISTANCE OF 100.00 FEET, TO A POINT OF CURVATURE;
51. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 37°01'50", AN ARC LENGTH OF 329.62 FEET, THE CHORD OF WHICH BEARS SOUTH 22°39'24" WEST, 323.91 FEET;
52. SOUTH 04°08'29" WEST, A DISTANCE OF 100.00 FEET, TO A POINT OF CURVATURE;
53. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 19°38'40", AN ARC LENGTH OF 174.86 FEET, THE CHORD OF WHICH BEARS SOUTH 05°40'51" EAST, 174.00 FEET;
54. SOUTH 15°33'35" EAST, A DISTANCE OF 199.22 FEET;
55. SOUTH 73°54'46" WEST, A DISTANCE OF 64.07 FEET, TO A POINT OF CURVATURE;

56. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2408.42 FEET, A CENTRAL ANGLE OF 25°57'29", AN ARC LENGTH OF 1091.15 FEET, THE CHORD OF WHICH BEARS NORTH 88°21'03" WEST, 1081.84 FEET;
57. NORTH 71°45'58" WEST, A DISTANCE OF 415.03 FEET, TO A POINT ON A CURVE;
58. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1142.75 FEET, A CENTRAL ANGLE OF 50°07'58", AN ARC LENGTH OF 999.88 FEET, THE CHORD OF WHICH BEARS NORTH 81°55'21" WEST, 968.29 FEET;
59. SOUTH 80°43'00" WEST, A DISTANCE OF 297.80 FEET;
60. NORTH 11°56'24" WEST, A DISTANCE OF 200.71 FEET, TO A POINT ON A CURVE;
61. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 28°19'07", AN ARC LENGTH OF 741.38 FEET, THE CHORD OF WHICH BEARS NORTH 02°13'10" EAST, 733.86 FEET;
62. NORTH 16°22'44" EAST, A DISTANCE OF 2046.30 FEET, TO A POINT ON A CURVE;
63. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3000.00 FEET, A CENTRAL ANGLE OF 30°42'00", AN ARC LENGTH OF 1607.45 FEET, THE CHORD OF WHICH BEARS NORTH 01°01'44" EAST, 1588.29 FEET;
64. NORTH 75°40'44" EAST, A DISTANCE OF 370.24 FEET, TO A POINT ON A CURVE;
65. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 25°03'18", AN ARC LENGTH OF 223.02 FEET, THE CHORD OF WHICH BEARS NORTH 88°12'23" EAST, 221.25 FEET
66. SOUTH 79°15'57" EAST, A DISTANCE OF 92.67 FEET, TO A POINT ON A CURVE;
67. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 21°08'07", AN ARC LENGTH OF 188.13 FEET, THE CHORD OF WHICH BEARS SOUTH 89°50'00" EAST, 187.06 FEET
68. NORTH 79°35'56" EAST, A DISTANCE OF 466.58 FEET
69. NORTH 05°13'25" WEST, A DISTANCE OF 40.16 FEET
70. NORTH 79°35'56" EAST, A DISTANCE OF 17.18 FEET, TO A POINT ON A CURVE;
71. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 18°44'00", AN ARC LENGTH OF 179.83 FEET, THE CHORD OF WHICH BEARS NORTH 88°57'56" EAST, 179.03 FEET
72. SOUTH 81°40'04" EAST, A DISTANCE OF 278.61 FEET, TO A POINT ON A CURVE;
73. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 21°40'17", AN ARC LENGTH OF 208.03 FEET, THE CHORD OF WHICH BEARS SOUTH 70°49'56" EAST, 206.79 FEET
74. SOUTH 59°59'46" EAST, A DISTANCE OF 524.79 FEET, TO A POINT ON A CURVE;
75. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 49°10'58", AN ARC LENGTH OF 403.45 FEET, THE CHORD OF WHICH BEARS SOUTH 84°35'15" EAST, 391.18 FEET

76. NORTH 70°49'15" EAST, A DISTANCE OF 142.29 FEET, TO A POINT ON A CURVE;
77. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 12°24'11", AN ARC LENGTH OF 129.88 FEET, THE CHORD OF WHICH BEARS NORTH 64°37'09" EAST, 129.63 FEET
78. NORTH 58°25'04" EAST, A DISTANCE OF 248.41 FEET, TO A POINT ON A CURVE;
79. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 28°19'54", AN ARC LENGTH OF 271.96 FEET, THE CHORD OF WHICH BEARS NORTH 72°35'00" EAST, 269.20 FEET, TO A POINT ON A CURVE;
80. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 84°13'49", AN ARC LENGTH OF 24.99 FEET, THE CHORD OF WHICH BEARS NORTH 44°38'03" EAST, 22.80 FEET
81. NORTH 02°31'09" EAST, A DISTANCE OF 85.87 FEET, TO A POINT ON A CURVE;
82. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 30°48'45", AN ARC LENGTH OF 295.78 FEET, THE CHORD OF WHICH BEARS NORTH 17°55'31" EAST, 292.23 FEET
83. NORTH 33°19'54" EAST, A DISTANCE OF 190.78 FEET, TO A POINT ON A CURVE;
84. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 69°44'20", AN ARC LENGTH OF 499.04 FEET, THE CHORD OF WHICH BEARS NORTH 01°32'16" WEST, 468.80 FEET
85. NORTH 36°24'25" WEST, A DISTANCE OF 49.96 FEET
86. SOUTH 60°01'31" WEST, A DISTANCE OF 22.80 FEET
87. SOUTH 64°01'25" WEST, A DISTANCE OF 74.80 FEET, TO A POINT ON A CURVE;
88. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 352.28 FEET, A CENTRAL ANGLE OF 17°22'58", AN ARC LENGTH OF 106.88 FEET, THE CHORD OF WHICH BEARS SOUTH 52°53'40" WEST, 106.47 FEET, TO A POINT ON A CURVE;
89. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 135.16 FEET, A CENTRAL ANGLE OF 25°23'46", AN ARC LENGTH OF 59.91 FEET, THE CHORD OF WHICH BEARS SOUTH 41°43'50" WEST, 59.42 FEET, TO A POINT ON A CURVE;
90. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 347.85 FEET, A CENTRAL ANGLE OF 37°10'31", AN ARC LENGTH OF 225.70 FEET, THE CHORD OF WHICH BEARS SOUTH 81°20'51" WEST, 221.76 FEET, TO A POINT ON A CURVE;
91. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.25 FEET, A CENTRAL ANGLE OF 39°05'57", AN ARC LENGTH OF 37.70 FEET, THE CHORD OF WHICH BEARS NORTH 56°37'58" WEST, 36.98 FEET, TO A POINT ON A CURVE;
92. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.82 FEET, A CENTRAL ANGLE OF 69°16'09", AN ARC LENGTH OF 436.22 FEET, THE CHORD OF WHICH BEARS NORTH 05°17'15" EAST, 410.14 FEET
93. NORTH 24°29'06" EAST, A DISTANCE OF 34.48 FEET
94. NORTH 65°30'54" WEST, A DISTANCE OF 161.91 FEET, TO A POINT ON A CURVE;

95. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 11°44'04", AN ARC LENGTH OF 26.83 FEET, THE CHORD OF WHICH BEARS NORTH 71°22'56" WEST, 26.78 FEET
96. SOUTH 82°17'49" WEST, A DISTANCE OF 73.05 FEET, TO A POINT ON A CURVE;
97. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 465.41 FEET, A CENTRAL ANGLE OF 01°39'15", AN ARC LENGTH OF 13.44 FEET, THE CHORD OF WHICH BEARS NORTH 88°15'58" WEST, 13.44 FEET
98. SOUTH 64°49'39" WEST, A DISTANCE OF 234.68 FEET, TO A POINT ON A CURVE;
99. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 119.00 FEET, A CENTRAL ANGLE OF 51°33'55", AN ARC LENGTH OF 107.10 FEET, THE CHORD OF WHICH BEARS NORTH 89°23'24" WEST, 103.52 FEET
100. NORTH 63°36'26" WEST, A DISTANCE OF 266.00 FEET, TO A POINT ON A CURVE;
101. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 181.00 FEET, A CENTRAL ANGLE OF 40°06'22", AN ARC LENGTH OF 126.70 FEET, THE CHORD OF WHICH BEARS NORTH 83°39'37" WEST, 124.13 FEET
102. SOUTH 76°17'12" WEST, A DISTANCE OF 560.00 FEET, TO A POINT ON A CURVE;
103. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 34°22'39", AN ARC LENGTH OF 48.60 FEET, THE CHORD OF WHICH BEARS SOUTH 59°05'52" WEST, 47.87 FEET
104. SOUTH 41°54'33" WEST, A DISTANCE OF 130.00 FEET, TO A POINT ON A CURVE;
105. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 119.00 FEET, A CENTRAL ANGLE OF 28°39'01", AN ARC LENGTH OF 59.50 FEET, THE CHORD OF WHICH BEARS SOUTH 56°14'03" WEST, 58.89 FEET
106. SOUTH 70°33'34" WEST, A DISTANCE OF 80.73 FEET
107. NORTH 86°09'20" WEST, A DISTANCE OF 39.96 FEET, TO A POINT ON A CURVE;
108. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 03°50'53", AN ARC LENGTH OF 40.30 FEET, THE CHORD OF WHICH BEARS NORTH 01°53'06" EAST, 40.29 FEET
109. NORTH 00°02'21" WEST, A DISTANCE OF 396.36 FEET, TO **THE POINT OF BEGINNING.**

THE PARCEL HEREIN DESCRIBED CONTAINS 14,786,455 SQUARE FEET OR 339.450 ACRES, MORE LESS, AND IS SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, PATRICK M. STEENBURG, 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.

PATRICK M. STEENBURG, PLS 38004
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



EXHIBIT B

Parker Vicinity Map

Anthology Vicinity Map

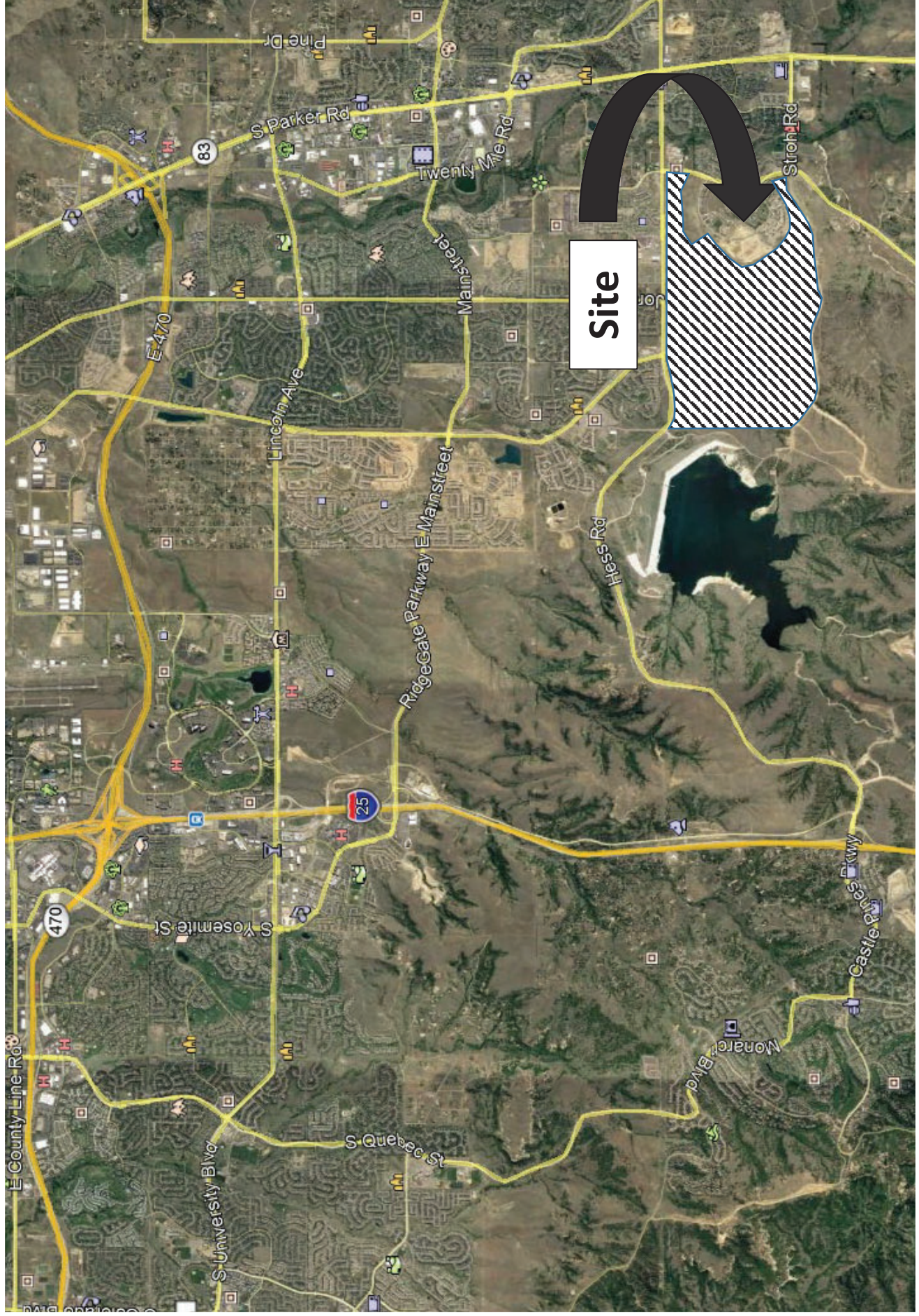
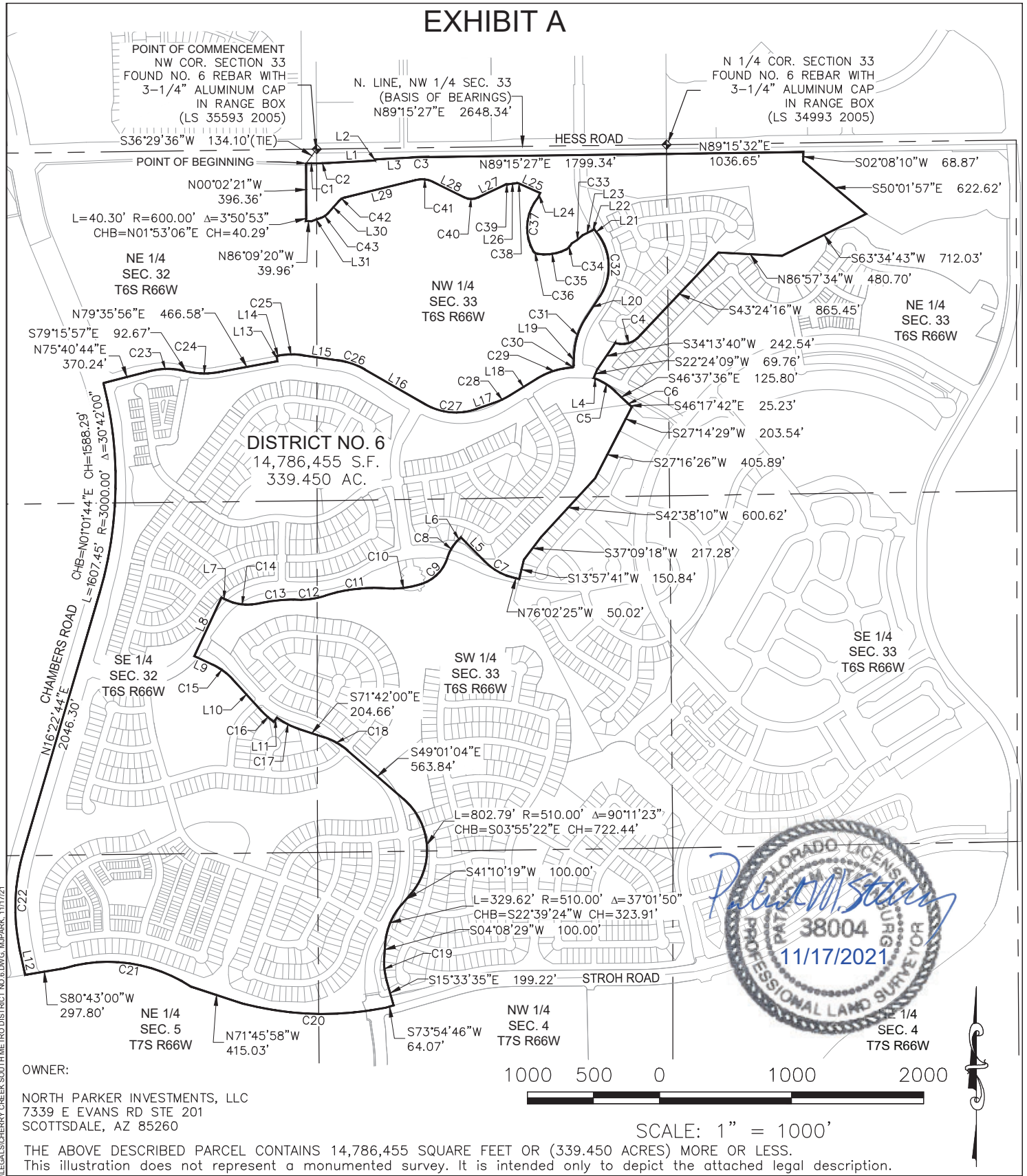


EXHIBIT C

District Boundary Map

EXHIBIT A



N:\PROJECTS\ANTHONY\GAS SURVEY\CHERRY CREEK SOUTH METRO DISTRICT NO. 6.DWG. J.M.PARK. 11/17/21



OWNER:

NORTH PARKER INVESTMENTS, LLC
7339 E EVANS RD STE 201
SCOTTSDALE, AZ 85260

THE ABOVE DESCRIBED PARCEL CONTAINS 14,786,455 SQUARE FEET OR (339.450 ACRES) MORE OR LESS.
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6
PORTIONS OF SECTIONS 32 & 33, T6S, R66W, 6TH P.M. &
PORTIONS OF SECTIONS 4 & 5, T7S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

PARCEL OF LAND

Westwood

Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

EXHIBIT A

CURVE TABLE						CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2360.50'	1°56'21"	79.89'	S89°57'33"E	79.89'	C23	510.00'	25°03'18"	223.02'	N88°12'23"E	221.25'
C2	2360.50'	2°08'53"	88.50'	N88°00'48"E	88.50'	C24	510.00'	21°08'07"	188.13'	S89°50'01"E	187.06'
C3	2945.00'	2°19'17"	119.33'	N88°05'50"E	119.32'	C25	550.00'	18°44'00"	179.83'	N88°57'56"E	179.03'
C4	175.00'	67°56'30"	207.52'	S72°57'10"W	195.57'	C26	550.00'	21°40'17"	208.03'	S70°49'56"E	206.79'
C5	465.00'	20°57'22"	170.07'	S57°02'51"E	169.13'	C27	470.00'	49°10'58"	403.45'	S84°35'15"E	391.18'
C6	335.00'	3°44'11"	21.85'	S48°26'41"E	21.84'	C28	600.00'	12°24'11"	129.88'	N64°37'09"E	129.63'
C7	450.00'	31°22'23"	246.40'	N60°21'13"W	243.34'	C29	550.00'	28°19'54"	271.96'	N72°35'01"E	269.20'
C8	326.85'	25°58'26"	148.17'	S29°57'44"W	146.91'	C30	17.00'	84°13'49"	24.99'	N44°38'03"E	22.80'
C9	299.35'	55°26'37"	289.67'	S44°41'49"W	278.50'	C31	550.00'	30°48'45"	295.78'	N17°55'31"E	292.23'
C10	743.86'	21°38'41"	281.01'	S83°14'28"W	279.34'	C32	410.00'	69°44'20"	499.04'	N01°32'16"W	468.80'
C11	1176.74'	22°18'45"	458.25'	S82°54'26"W	455.36'	C33	352.28'	17°22'58"	106.88'	S52°53'40"W	106.47'
C12	602.02'	22°54'43"	240.74'	S83°12'25"W	239.14'	C34	135.16'	25°23'46"	59.91'	S41°43'50"W	59.42'
C13	1246.07'	12°21'42"	268.84'	S83°29'33"W	268.32'	C35	347.85'	37°10'31"	225.70'	S81°20'51"W	221.76'
C14	377.30'	37°42'02"	248.26'	N83°50'17"W	243.81'	C36	55.25'	39°05'57"	37.70'	N56°37'58"W	36.98'
C15	470.00'	22°21'16"	183.37'	S53°41'04"E	182.21'	C37	360.82'	69°16'09"	436.22'	N05°17'15"E	410.14'
C16	640.00'	11°12'36"	125.22'	S48°06'44"E	125.02'	C38	131.00'	11°44'04"	26.83'	N71°22'56"W	26.78'
C17	600.20'	17°58'43"	188.34'	S62°42'33"E	187.56'	C39	465.41'	1°39'15"	13.44'	N88°15'58"W	13.44'
C18	510.00'	22°40'56"	201.90'	S60°21'32"E	200.58'	C40	119.00'	51°33'55"	107.10'	N89°23'24"W	103.52'
C19	510.00'	19°38'40"	174.86'	S05°40'51"E	174.00'	C41	181.00'	40°06'22"	126.70'	N83°39'37"W	124.13'
C20	2408.42'	25°57'29"	1091.15'	N88°21'03"W	1081.84'	C42	81.00'	34°22'39"	48.60'	S59°05'52"W	47.87'
C21	1142.75'	50°07'58"	999.88'	N81°55'21"W	968.29'	C43	119.00'	28°39'01"	59.50'	S56°14'03"W	58.89'
C22	1500.00'	28°19'07"	741.38'	N02°13'10"E	733.86'						

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N86°56'22"E	352.50'
L2	N03°03'38"W	7.50'
L3	N86°56'22"E	290.82'
L4	S67°27'35"E	22.58'
L5	N44°40'01"W	257.94'
L6	S45°19'59"W	40.00'
L7	N64°51'42"W	41.66'
L8	S25°08'18"W	488.02'
L9	S64°51'42"E	157.08'
L10	S42°30'26"E	326.18'
L11	N36°17'03"E	40.00'
L12	N11°56'24"W	200.71'
L13	N05°13'25"W	40.16'
L14	N79°35'56"E	17.18'
L15	S81°40'04"E	278.61'
L16	S59°59'46"E	524.79'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L17	N70°49'15"E	142.29'
L18	N58°25'04"E	248.41'
L19	N02°31'09"E	85.87'
L20	N33°19'54"E	190.78'
L21	N36°24'25"W	49.96'
L22	S60°01'31"W	22.80'
L23	S64°01'25"W	74.80'
L24	N24°29'06"E	34.48'
L25	N65°30'54"W	161.91'
L26	S82°17'49"W	73.05'
L27	S64°49'39"W	234.68'
L28	N63°36'26"W	266.00'
L29	S76°17'12"W	560.00'
L30	S41°54'33"W	130.00'
L31	S70°33'34"W	80.73'



CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 6
PORTIONS OF SECTIONS 32 & 33, T6S, R66W, 6TH P.M. &
PORTIONS OF SECTIONS 4 & 5, T7S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

PARCEL OF LAND

Westwood

Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

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

D10 Public Perimeter Improvements*	Public Improvements	Landscaping**
	\$ 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		
Total:	\$76,130,986.00	\$1,197,300.00
		\$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.

**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
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**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 (Secton 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 (Secton 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

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



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
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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.



PROJECT: ANTHOLOGY SEGMENT 1A
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 COST ESTIMATE

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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

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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
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 COST ESTIMATE

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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/MONUMENTATION

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



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PROJECT: ANTHOLOGY SEGMENT 1A
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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**



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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Suite 240
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
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 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
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 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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 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

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



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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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	1,720	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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.
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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.
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Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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.
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Suite 240
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720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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

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



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

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



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

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**



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

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**



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

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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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.
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Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



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

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 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)	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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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.
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Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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.
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Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
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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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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

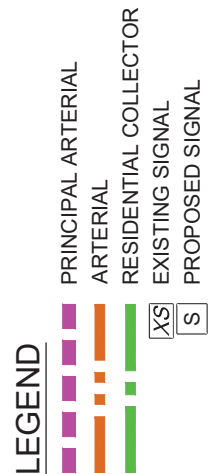
STREET A4

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



A vertical scale bar labeled "SCALE IN FEET" with markings at 0, 600, and 1200.

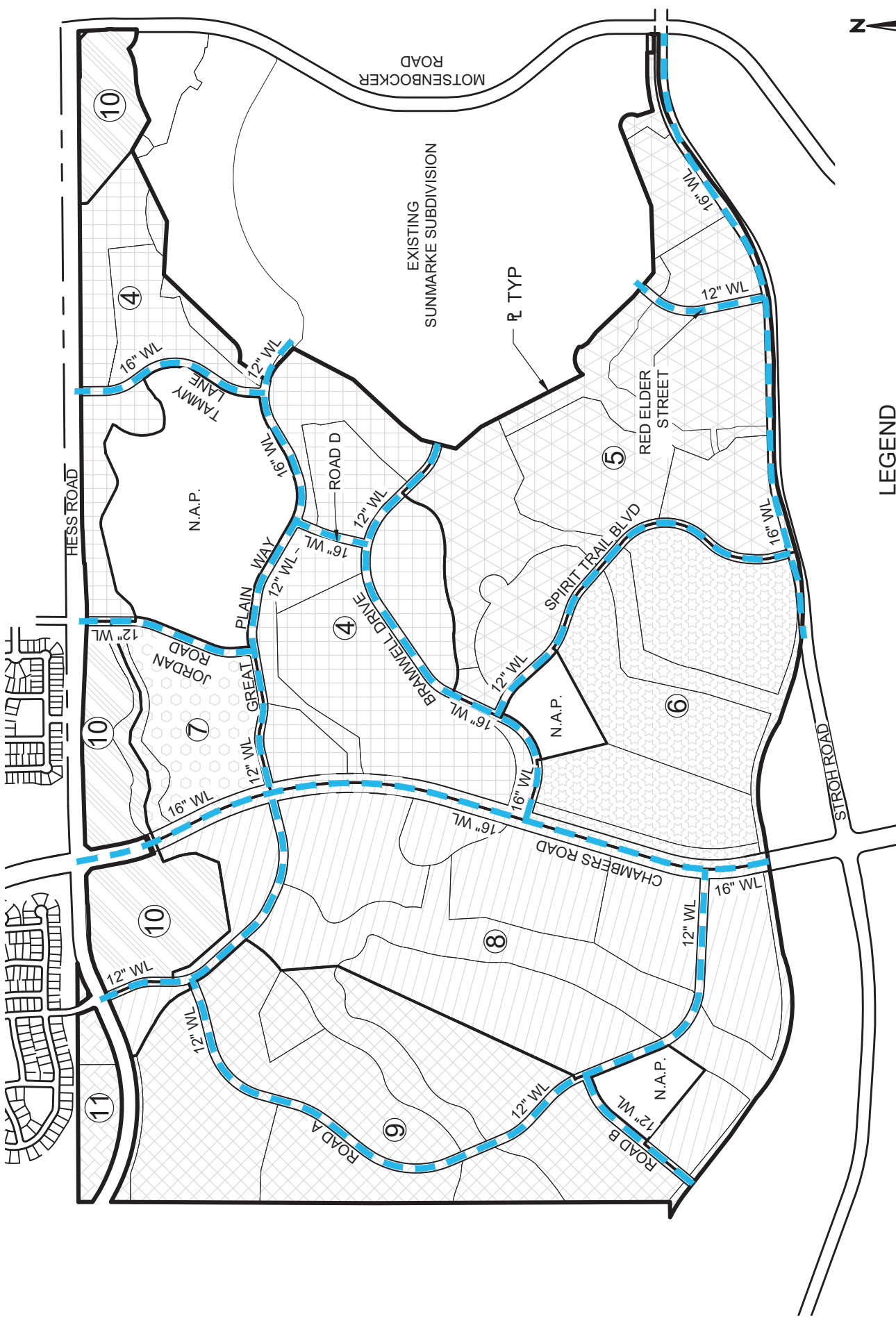
CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
ROADWAY SYSTEM

SHEET

1

Redland
WHERE GREAT PLACES BEGIN
720.203.6763 Office
1509 West Cassel Court
Littleton, Colorado 80120
REDLAND.COM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01



LEGEND
— WATERLINE (SIZE AS NOTED)

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
WATER SYSTEM

Redland

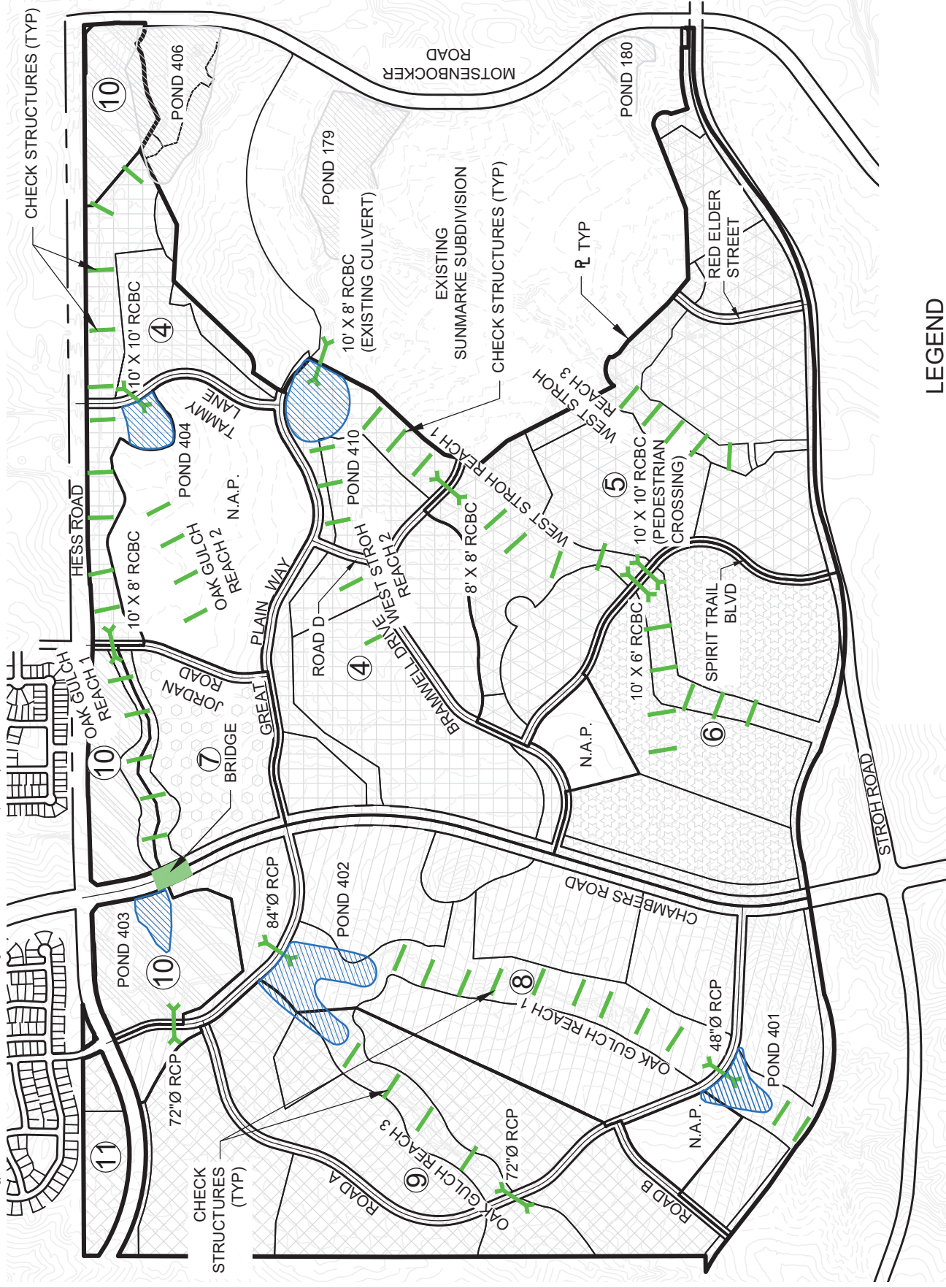
WHERE GREAT PLACES BEGIN

1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS.COM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

SHEET

2



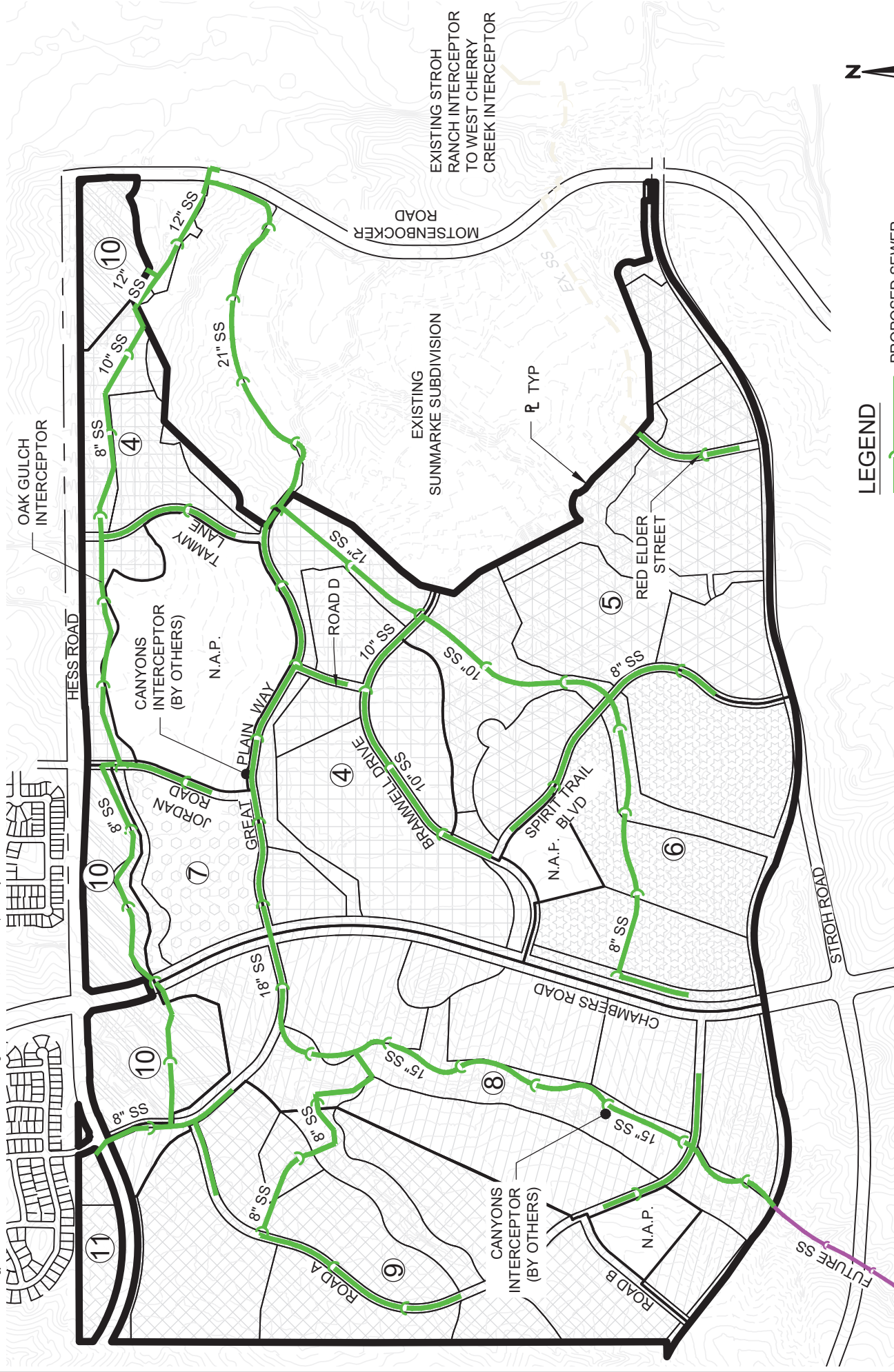
LEGEND

- 72"Ø RCP
- CULVERT
- CHECK STRUCTURE -
- CHANNEL IMPROVEMENT



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

Redland
WHERE GREAT PLACES BEGIN
1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS, IN

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11

PUBLIC IMPROVEMENTS PLAN
SANITARY SEWER SYSTEM

SHEET

4

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	Total Res'l Units	Mkt Value Biennial Reasses'mt @ 4.0%	Cumulative Market Value	As'd Value @ 7.15% of Market (2-yr lag)	Cumulative Market Value	As'd Value @ 29.00% of Market (2-yr lag)	Total Assessed Value
2019	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0
2022	258	0	140,663,120	0	23,980,000	0	0
2023	458	0	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	31,815,237	795,390,914	28,616,470	9,110,000	7,000,600	35,617,070
2026	162	931,841,415	48,817,674	48,817,674	1,430,000	2,900,000	51,717,674
2027	26	948,596,144	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	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	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	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	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	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	1,200,276,742	82,519,026	0	0	82,519,026
2040	0	48,011,070	1,248,287,812	85,819,787	0	0	85,819,787
2041	0	1,248,287,812	1,248,287,812	85,819,787	0	0	85,819,787
2042	48,931,512	1,298,219,324	89,252,579	89,252,579	0	0	89,252,579
2043	0	1,298,219,324	89,252,579	89,252,579	0	0	89,252,579
2044	51,928,773	1,350,148,097	92,822,682	92,822,682	0	0	92,822,682
2045	0	1,350,148,097	92,822,682	92,822,682	0	0	92,822,682
2046	54,005,924	1,404,154,021	96,535,589	96,535,589	0	0	96,535,589
2047	0	1,404,154,021	96,535,589	96,535,589	0	0	96,535,589
2048	56,166,161	1,460,320,182	100,397,013	100,397,013	0	0	100,397,013
2049	0	1,460,320,182	100,397,013	100,397,013	0	0	100,397,013
2050	58,412,807	1,518,732,989	104,412,893	104,412,893	0	0	104,412,893
2051	0	1,518,732,989	104,412,893	104,412,893	0	0	104,412,893
2052	60,749,320	1,579,482,309	108,589,409	108,589,409	0	0	108,589,409
2053	0	1,579,482,309	108,589,409	108,589,409	0	0	108,589,409
2054	63,179,292	1,642,661,601	112,932,985	112,932,985	0	0	112,932,985
2055	0	1,642,661,601	112,932,985	112,932,985	0	0	112,932,985
2056	65,706,464	1,708,368,065	117,450,305	117,450,305	0	0	117,450,305
2057	0	1,708,368,065	117,450,305	117,450,305	0	0	117,450,305
2058	68,334,723	1,776,702,788	122,148,317	122,148,317	0	0	122,148,317
2059	0	1,776,702,788	122,148,317	122,148,317	0	0	122,148,317
2060	71,068,112	1,847,770,900	127,034,249	127,034,249	0	0	127,034,249
2061	0	1,847,770,900	127,034,249	127,034,249	0	0	127,034,249
2062	73,910,836	1,921,681,736	132,115,619	132,115,619	0	0	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	0	57,000	0	0	5,000	0	0	5,000	0	0	0
2020	0	57,000	214,723	12,883	5,000	18,835	1,130	5,000	18,835	1,130	267,537
2021	3,843,950	57,000	950,269	57,016	5,000	83,357	5,001	5,000	83,357	5,001	1,184,001
2022	17,011,613	57,000	1,989,570	119,374	5,000	174,524	10,471	5,000	174,524	10,471	2,478,934
2023	35,617,070	57,000	2,888,949	173,337	5,000	253,417	15,205	5,000	253,417	15,205	3,599,529
2024	51,717,674	57,000	3,324,320	199,459	5,000	291,607	17,496	5,000	291,607	17,496	4,141,986
2025	59,511,635	57,000	3,744,930	224,696	5,000	328,503	19,710	5,000	328,503	19,710	4,666,052
2026	67,041,361	57,000	3,788,684	227,321	5,000	332,341	19,940	5,000	332,341	19,940	4,720,567
2027	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
2028	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
2029	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
2030	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
2031	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
2032	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
2033	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
2034	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
2035	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
2036	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
2037	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
2038	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
2039	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
2040	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
2041	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
2042	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
2043	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
2044			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 \$7,000 (target) MD + 5,000 Infra. + 5,000 TC&M Mills for DIS -- 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]	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	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				

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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 @ 5%	Total Available For O&M	Total Mills
2019	0	10.000	0	0	0	77.000
2020	3,843,950	10.000	37,671	2,260	39,931	77.000
2021	17,011,613	10.000	166,714	10,003	176,717	77.000
2022	35,617,070	10.000	349,047	20,943	369,990	77.000
2023	51,717,674	10.000	506,833	30,410	537,243	77.000
2024	59,511,635	10.000	583,214	34,993	618,207	77.000
2025	67,041,361	10.000	657,005	39,420	696,426	77.000
2026	67,824,624	10.000	664,681	39,881	704,562	77.000
2027	70,537,609	10.000	691,269	41,476	732,745	77.000
2028	70,537,609	10.000	691,269	41,476	732,745	77.000
2029	73,359,114	10.000	718,919	43,135	762,054	77.000
2030	73,359,114	10.000	718,919	43,135	762,054	77.000
2031	76,293,478	10.000	747,676	44,861	792,537	77.000
2032	76,293,478	10.000	747,676	44,861	792,537	77.000
2033	79,345,217	10.000	777,583	46,655	824,238	77.000
2034	79,345,217	10.000	777,583	46,655	824,238	77.000
2035	82,519,026	10.000	808,686	48,521	857,208	77.000
2036	82,519,026	10.000	808,686	48,521	857,208	77.000
2037	85,819,787	10.000	841,034	50,462	891,496	77.000
2038	85,819,787	10.000	841,034	50,462	891,496	77.000
2039	89,252,579	10.000	874,675	52,481	927,156	77.000
2040	89,252,579	10.000	874,675	52,481	927,156	77.000
2041	92,822,682	10.000	909,662	54,580	964,242	77.000
2042	92,822,682	10.000	909,662	54,580	964,242	77.000
2043	96,535,589	10.000	946,049	56,763	1,002,812	77.000
2044	96,535,589	10.000	946,049	56,763	1,002,812	77.000
2045	100,397,013	10.000	983,891	59,033	1,042,924	77.000
2046	100,397,013	10.000	983,891	59,033	1,042,924	77.000
2047	104,412,893	10.000	1,023,246	61,395	1,084,641	77.000
2048	104,412,893	10.000	1,023,246	61,395	1,084,641	77.000
2049	108,589,409	10.000	1,064,176	63,851	1,128,027	77.000
2050	108,589,409	10.000	1,064,176	63,851	1,128,027	77.000
2051	112,932,985	10.000	1,106,743	66,405	1,173,148	77.000
2052	112,932,985	10.000	1,106,743	66,405	1,173,148	77.000
2053	117,450,305	10.000	1,151,013	69,061	1,220,074	77.000
2054	117,450,305	10.000	1,151,013	69,061	1,220,074	77.000
2055	122,148,317	10.000	1,197,054	71,823	1,268,877	77.000
2056	122,148,317	10.000	1,197,054	71,823	1,268,877	77.000
2057	127,034,249	10.000	1,244,936	74,696	1,319,632	77.000
2058	127,034,249	10.000	1,244,936	74,696	1,319,632	77.000
2059	132,115,619	10.000	1,294,733	77,684	1,372,417	77.000
2060	132,115,619	10.000	1,294,733	77,684	1,372,417	77.000
2061						
2062						
			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
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2022	50	50	25	12	60	50	11
2023	120	100	65	12	100	50	258
2024	124	140	65	12	100	-	458
2025	-	140	13	12	-	-	452
2026	-	140	-	12	-	-	176
2027	-	26	-	-	-	-	162
2028	-	-	-	-	-	-	26
2029	-	-	-	-	-	-	-
	294	596	168	60	260	100	54
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
							1,532
							<u>\$819,150,000</u>

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

_____, 2025

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

EXHIBIT H

Intergovernmental Agreement

EXHIBIT 2

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT 3

CERTIFICATE CONCERNING NOTICES OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE PLANS

IN RE THE SECOND AMENDED AND RESTATED SERVICE PLANS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

I, Alyssa K. Rios, a paralegal, at the law firm of WBA, PC, acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”), do hereby certify as follows:

1. That the Town Clerk of the Town of Parker (“**Town Council**”) set a public hearing for Monday, September 15, 2025 at 7:00 p.m. at Council Chambers, 20120 East Mainstreet Parker, CO 80138 (the “Hearing”), for the purpose of considering the Second Amended and Restated Service Plans (the “Service Plans”) for the Districts and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan;
2. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025, to to the governing body of any existing municipality or special district that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three miles of the Districts’ boundaries, as set forth on the list attached hereto as **Exhibit B** and incorporated herein by this reference;
3. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was published on August 21, 2025, in the *Douglas County News Press*. A copy of the Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated Service Plans is attached hereto as **Exhibit C** and incorporated herein by this reference;
4. That, pursuant to § 32-1-204(1.5), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was sent by U.S. mail on August 21, 2025 (which date is no more than thirty days nor less than twenty days prior to the Hearing), to the property owners within the Districts as listed on the records of the County Assessor, as set forth on the list attached hereto as **Exhibit D** and incorporated herein by this reference;
5. That, pursuant to § 32-1-202(1)(a), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025 to the Division of Local Government.

Signed this 21st day of August, 2025.

By: Alyssa K Rios
Alyssa K. Rios, Paralegal

EXHIBIT A
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Notice of Public Hearing on Second Amended and Restated Service Plans)

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT B
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of 3-Mile Taxing Entities)

Name	Contact	C/O	Address	City	State	Zip
Antelope Heights Metro District	Nicholas Carlson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Anthology West Metro District 2	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 3	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6 Debt Service	Tisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canterberry Crossing Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
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
Canyons Metro District 3 Debt Service	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 4	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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	Ben McDowell	Advance HOA Management	3600 S. Yosemite St Ste 400	Denver	CO	80237
Carousel Farms Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
Chambers Commercial Center Business Improv Dist	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Cherry Creek Basin Water Quality Authority	Administer Cherry Creek Basin Authority		PO Box 3166	Centennial	CO	80161
Cherry Creek South Metro District 1	Alisia Kear	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	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
Cherry Creek South Metro District 11 Debt Service	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
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
Cielo Metro District	Clint C. Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
City of Castle Pines	Attn: Finance Department		7437 Village Square Drive Suite 200	Castle Pines	CO	80108
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
Crowfoot Valley Ranch Metro District 2	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Douglas County Government	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Downtown Parker Business Improvement District	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
E-470 Public Highway Authority	Tim Stewart		22470 E Stephen D Hogan Pkwy Ste 100	Aurora	CO	80018
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
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
High Prairie Farms Metro District	Stephanie Odewumi	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
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	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Kime Ranch Metro District	Elisabeth A. Cortese	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Lincoln Creek Metro District	Colin B Mielke	Seter & Vander Wall PC	7400 E Orchard Rd Ste 3300	Greenwood Village	CO	80111
Lincoln Meadows Metro District	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Lincoln Meadows Metro District Debt Service	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Meadowlark Metro District	Nikolas Wagner	Centennial Consulting Group, LLC	2619 Canton Ct Ste A	Fort Collins	CO	80525
Meridian Village Metro District 1 Debt Service	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Meridian Village Metro District 2	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Neu Towne Metro District	Matthew P Ruhland	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Newlin Crossing Metro District	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80104
Olde Town Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Overlook Metro District	Paula J Williams	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Automotive Metro District	Jennifer G Tanaka	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Homestead Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Water & Sanitation District	Ron Redd		13939 Ancestry Dr	Parker	CO	80134
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
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	K Sean Allen	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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 1 Debt Service	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
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 Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata North Metro District	David Greher	Cockrel Ela Glesne Greher & Ruhland, PC	44 Cook St Ste 620	Denver	CO	80206
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
Reata South Metro District	Paul R Cockrel	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Regency Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Regional Transportation District	Todd Nikkel		1660 Blake St, FAS-51	Denver	CO	80202
Robinson Ranch Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Salisbury Heights Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111

Scott Gulch Metro District	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Sierra Ridge Metro District	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
South Metro Fire Rescue Fire Protection District	Bob Baker		9195 E Mineral Ave	Centennial	CO	80112
South Suburban Park & Recreation District	Rob Hanna	South Suburban Administration	4810 E County Line Rd	Littleton	CO	80126
Southeast Public Improv Metro District	Laurie Tatlock	Mulhern MRE Inc	58 Inverness Dr E Ste 100	Englewood	CO	80112
Stone Creek Metro District	Shannon Torgerson	Cherry Creek HOA Professionals	14901 E Hampden Ave Ste 320	Aurora	CO	80014
Stonagate North Villages Metro District	Kim J Seter	Seter & Vander Wall PC	7400 E Orchard Rd Ste 3300	Greenwood Village	CO	80111
Stonagate Village Metro District	Heidi Plummer	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Town of Parker	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Town of Parker My Mainstreet GID	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Trails at Crowfoot Metro District 1	Ashley B. Frisbie	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 2	Ashley B. Frisbie	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 3	Ashley B. Frisbie	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Urban Drainage & Flood Control District	Terri Schaffer	Mile High Flood District	12575 W Bayaud Ave	Lakewood	CO	80228
Urban Drainage & Flood South Platte	Terri Schaffer	Mile High Flood District	12575 W Bayaud Ave	Lakewood	CO	80228
Village on the Green Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Villas Metro District	Blair M. Dickhoner	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122

[illegible]

EXHIBIT C
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

**(Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated
Service Plans)**

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a Weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made on 08/21/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

PUBLICATION DATES: August 21, 2025



For The Douglas County News Press

State of Colorado }
County of Douglas } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 08/21/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-578781
Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m.**, at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

Legal Notice No. DC 1774
Publication: August 21, 2025
Publisher: Douglas County News Press

EXHIBIT D
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of Property Owners)

NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATECODE	ZIPCODE
ANTHOLOGY WEST MASTER	HOMEOWNERS ASSOCIATION INC	7208 S TUCSON WAY STE 125		CENTENNIAL	CO	801126748
CHERRY CREEK SOUTH METRO DISTRICT 4		2154 E COMMONS AVE STE 2000		CENTENNIAL	CO	801221880
LENNAR COLORADO LLC		9193 S JAMAICA ST FL 4		ENGLEWOOD	CO	801125946
NORTH PARKER INVESTMENTS LLC		7339 E EVANS RD STE 201		SCOTTSDALE	AZ	852603190
PARKER WATER AND SANITATION DISTRICT		18100 WOODMAN DR		PARKER	CO	801343452
RICHMOND AMERICAN HOMES OF	COLORADO INC	4350 S MONACO ST		DENVER	CO	802373400
TANTERRA DEVELOPMENT III LLC		7353 S ALTON WAY STE A100		CENTENNIAL	CO	801122329
TH TANTERRA LLC		ATTN: VP LAND ACQUISITION	8350 E CRESCENT PKWY STE 450	GREENWOOD VILLAGE	CO	801112997
TOWN OF PARKER		20120 E MAINSTREET		PARKER	CO	801387334
TPG AG EHC III LEN MULTI STATE 4 LLC		C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	852555473

ORDINANCE NO. 9.311.1, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE FIRST AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO, 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 First Amendment to Amended and Restated Intergovernmental Agreement 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

FIRST AMENDMENT TO 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 15th day of September, 2025, 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 First Amendment to Amended and Restated Service Plan approved by the Town on September 15, 2025 (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, all as directed by the Town. The District shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all

necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

13. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under the Service Plan.

14. 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.

15. 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.

16. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-15 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.

17. 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.

18. 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 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.

19. 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:	WBA, PC
	Attn: Kristin J. Bowers, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: kbowers@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Jamie Wynn, Town Attorney
 cc: Chris Fiandaca, 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.

20. 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.

21. 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

Joshua Rivero, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 6**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Sarah Hunsche, President/Treasurer

ATTEST:

Kim Jensen, 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:
 - Hess Road
 - Stroh Road
 - Chambers Road
 - Great Plains Way
 - Jordan Road
 - Tammy Lane
 - Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - 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. 25-062, Series of 2025

TITLE: A RESOLUTION TO APPROVE THE SECOND AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 7

WHEREAS, by Resolution No. 04-078.1, the Town Counsel 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, by Resolution No. 20-024, Series 2020, the Town Council of the Town on June 15, 2020, approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7; and

WHEREAS, Cherry Creek South Metropolitan District No. 7 (the “District”) has filed a Second Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town; 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 Counsel 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 *Douglas County News-Press* on August 21, 2025, 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 August 21, 2025, 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 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 and the Code, the Town Council held a public hearing on the Service Plan for the District on September 15, 2025; 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, has 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 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 mater 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 or incapable of being integrated with existing urban areas, or place a burden on the Town of 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 Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

**SECOND 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: June 5, 2025

Approved: September 15, 2025

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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**”). 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.

On June 15, 2020, by Resolution No. 20-024, Series of 2020, the Town approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7 (the “**Amended Service Plan**”).

This Second 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 Town’s model service plan, update the Financial Plan and Capital Plan to reflect current development plans. 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 Second Amended and Restated Service Plans. This Service Plan entirely replaces and supersedes the Amended 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.

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.

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 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.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures within the District with the intention of selling to others is not an End User.

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.

Fees: means any fee imposed by the District for services, programs or facilities provided by the District, as described in Section V.A.9. below.

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 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 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 or statutorily 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, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, 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 Tanterra.

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 Assessment: means the levy of an assessment within the boundaries of a special improvement district pursuant to Section V.A. 10.

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 the first year the District is able to certify 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 be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

10. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under this Service Plan.

11. 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.

12. 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.

13. 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.

14. 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. 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.

15. 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 \$103,034,362.50. 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 imposed by the District for the payment of Debt shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy for the payment of Debt above the Maximum Debt Mill Levy for any purpose other than a Mill Levy Adjustment 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 Maximum Debt Mill Levy adjustment as a material modification of the Service Plan. If the Town Council determines that such proposed adjustment to the Maximum Debt Mill Levy 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 proposed Maximum Debt 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 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 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 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 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

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, including Special Assessments;
8. A summary of Special Assessments outstanding and a statement or representation that any and all Special Assessments were satisfied and discharged prior to the transfer of title to any property to an End User;
9. 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;
10. 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

11. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

12. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

13. 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 within thirty (30) days of approval of this Service Plan by the Town.

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 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

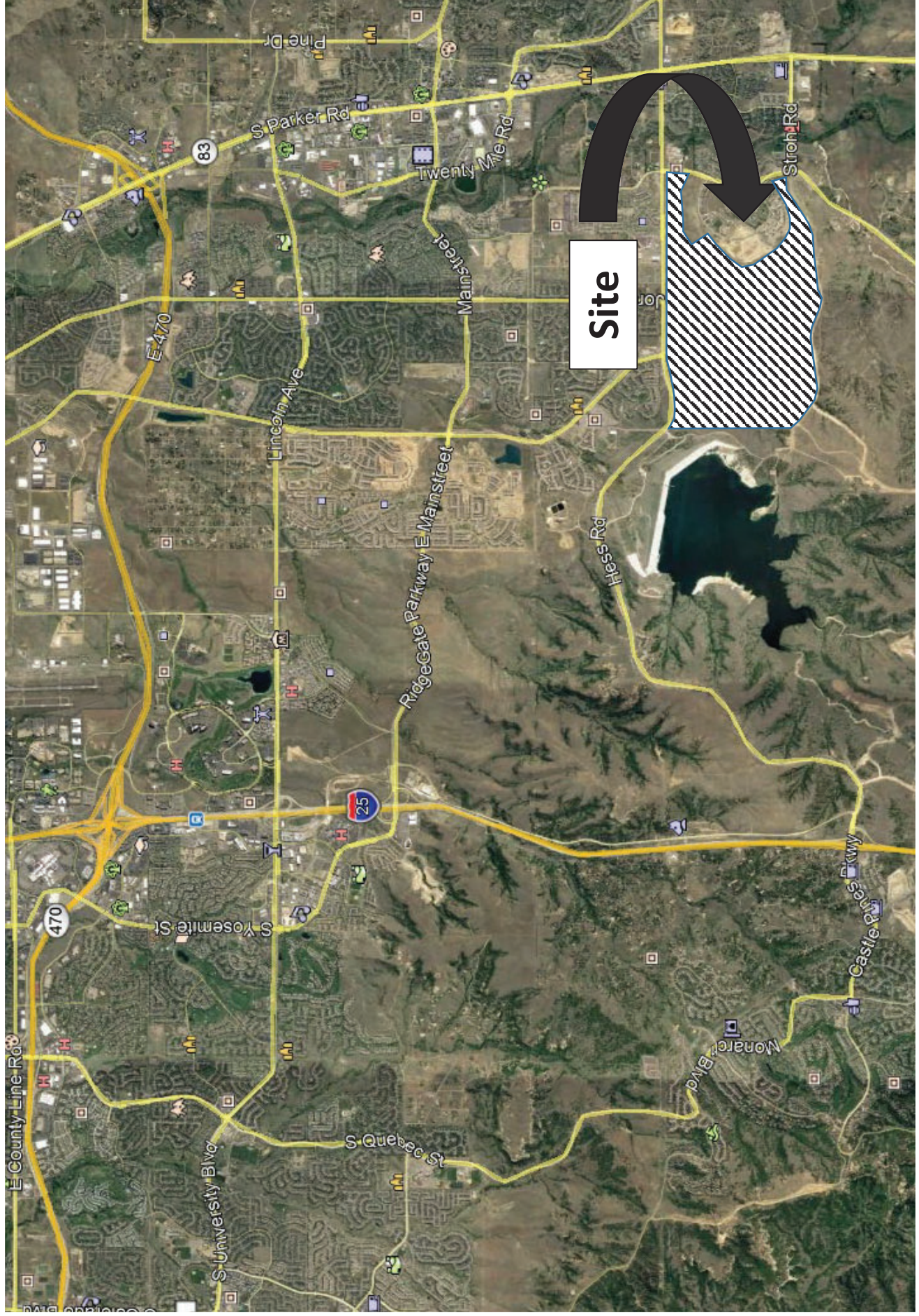


EXHIBIT C

District Boundary Map

EXHIBIT C-1

DISTRICT BOUNDARY MAP

**POINT OF
COMMENCEMENT**

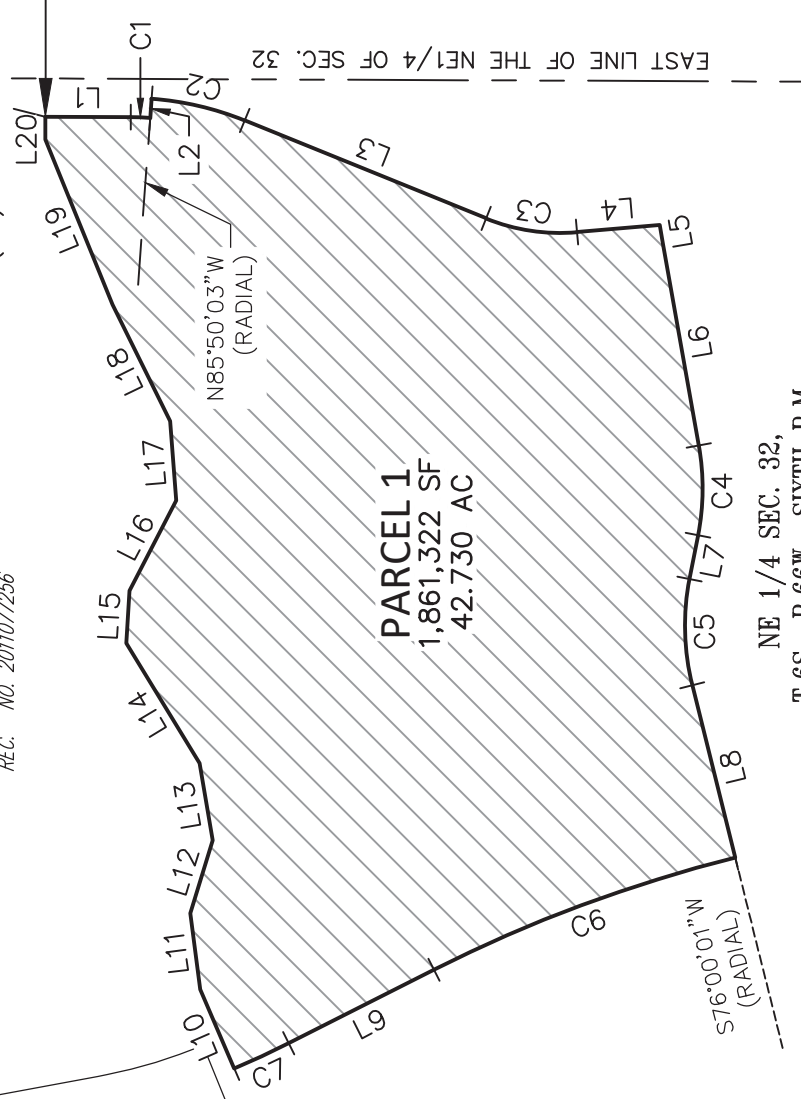
NE CORNER SEC. 32
T.6S., R.66W., SIXTH P.M.
FOUND 3-1/4" ALUMINUM CAP
STAMPED "LS 35593"

HESS ROAD

NORTHERLY BOUNDARY - PARCEL C
CORRECTION SPECIAL WARRANTY DEED
REC. NO. 2011077256

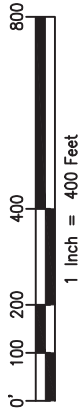
S13°59'24"W
336.22' (TIE)

**POINT OF
BEGINNING**



PARCEL 1
1,861,322 SF
42.730 AC

NE 1/4 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 7.DWG	
DWG: TGS	CHK: DSB
DATE: 7/10/2019	
SCALE: 1" = 400'	

AZTEC
CONSULTANTS, INC.

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



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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

D10 Public Perimeter Improvements*	Public Improvements	Landscaping**
	\$ 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		
Total:	\$76,130,986.00	\$1,197,300.00
		\$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.

**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
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**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 (Secton 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 (Secton 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>	2,487	LF		
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>	2,550	LF		
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

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



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.



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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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

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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/MONUMENTATION

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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
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COST ESTIMATE

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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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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

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 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)	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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
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720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	1,720	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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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 720.482.9526 Fax 720.482.9546

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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
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COST ESTIMATE

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10333 E. Dry Creek Rd
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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Suite 240
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720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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

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



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

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



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

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



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

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**



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Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



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

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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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

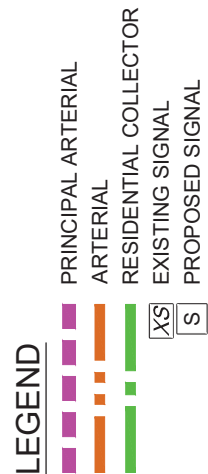
STREET A4

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



A vertical scale bar labeled "SCALE IN FEET" with markings at 0, 600, and 1200.

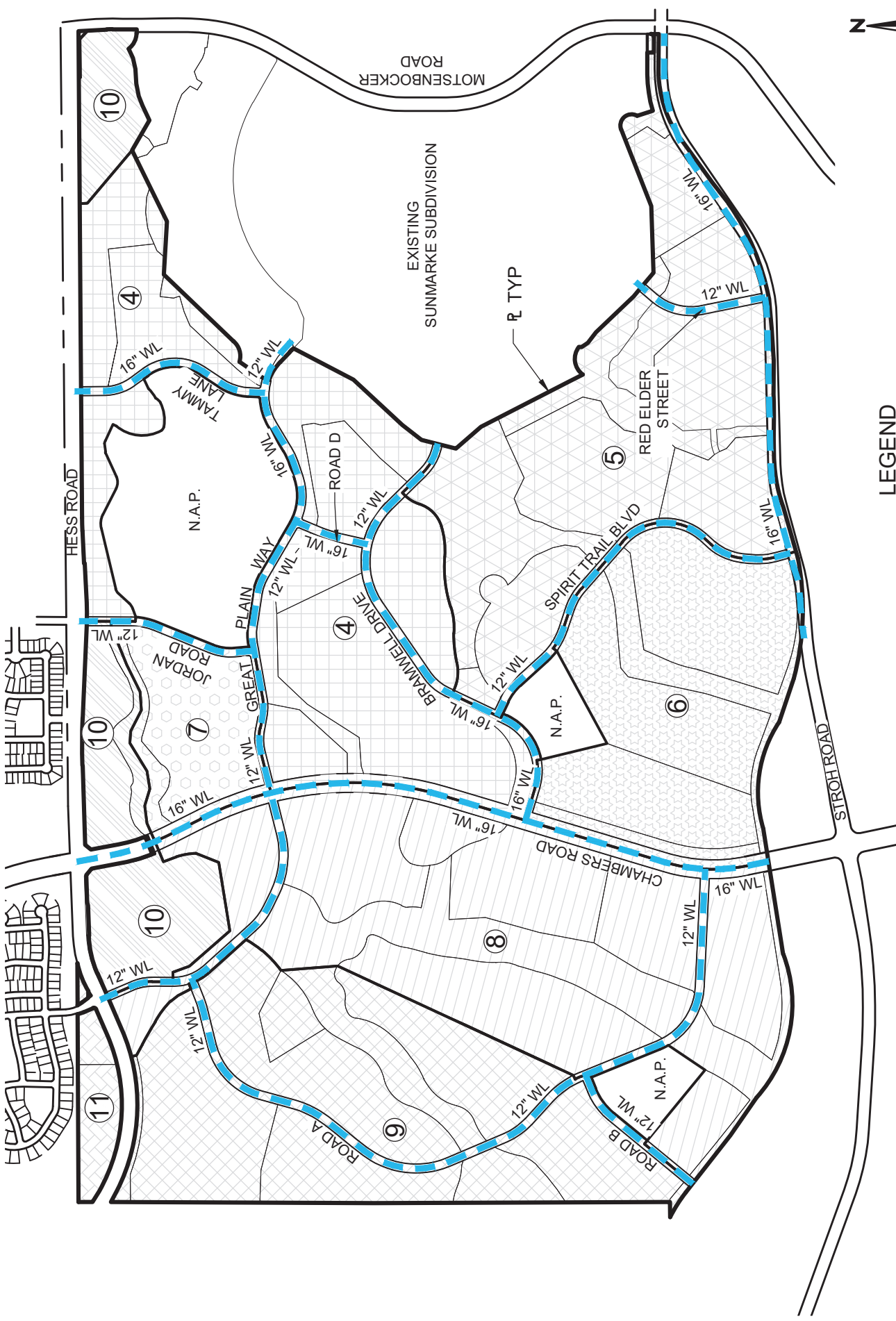
CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
ROADWAY SYSTEM

SHEET

1

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

Redland
WHERE GREAT PLACES BEGIN
770.203.6703 Office
1500 West Cassel Court
Littleton, Colorado 80120
REDLAND.COM



LEGEND
— WATERLINE (SIZE AS NOTED)

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
WATER SYSTEM

Redland

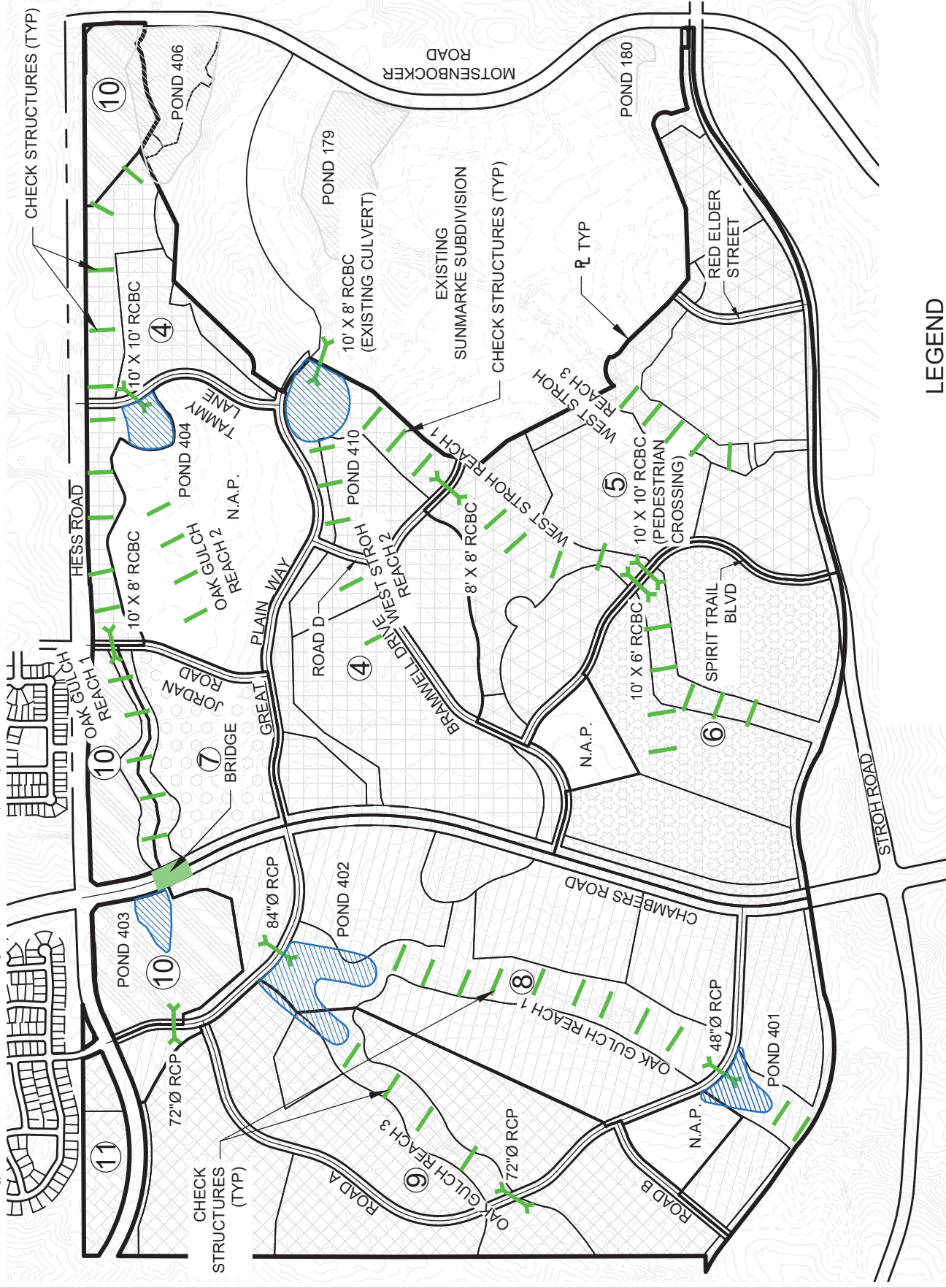
WHERE GREAT PLACES BEGIN

1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS.COM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

SHEET

2



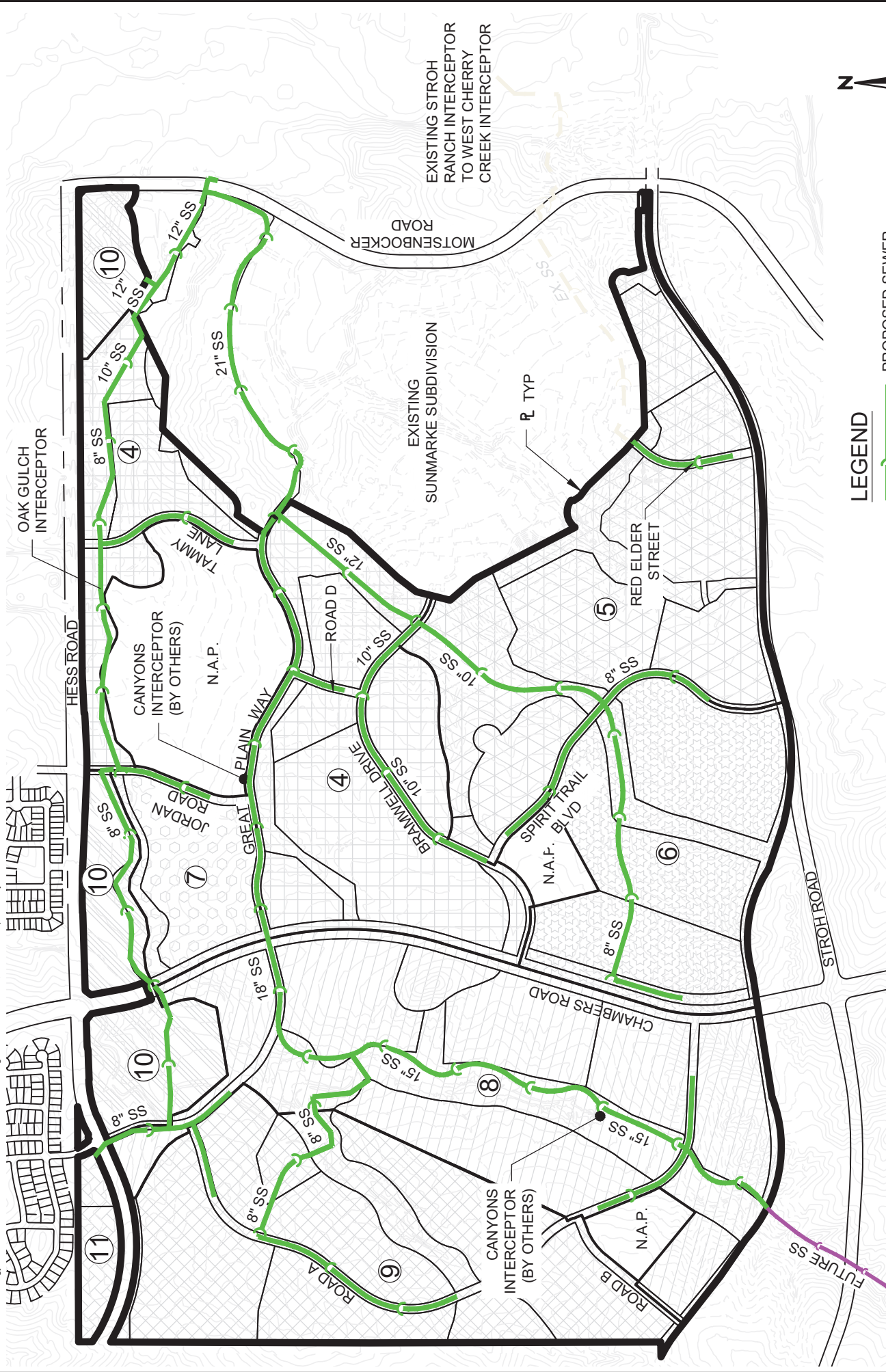
LEGEND

- 72"Ø RCP
- CULVERT
- CHECK STRUCTURE -
- CHANNEL IMPROVEMENT



DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN STORM DRAINAGE SYSTEM



LEGEND

- PROPOSED SEWER (Green line with circles)
- EXISTING SEWER (Yellow line with circles)
- FUTURE SEWER (Purple line with circles)

 Redland WHERE GREAT PLACES BEGIN 1100 West Coast Court Indianapolis, IN 46202 INDIANAPOLIS, IN INDIANAPOLIS, IN	DATE	2-10-20
	DRAWN	WC
	CHECKED	FT
	APPROVED	FT
	PROJECT NO.	12023.D01
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11		
PUBLIC IMPROVEMENTS PLAN SANITARY SEWER SYSTEM		
SHEET	4	

EXHIBIT F

Financial Plan

[illegible]

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 DIS -- 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]	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	7,128,590
2051	102,422,722	57,000	5,721,333	343,280	5,000	501,871	30,112	5,000	501,871	30,112	7,128,590
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 \$7,000 (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]	Annual Surplus	Surplus Release	Cumulative Surplus*	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ District + Infra. Capital +
2021	0		n/a			6447%	64%	0%
2022	0	\$0	0		7,900,000	1558%	36%	0%
2023	143,810	0	143,810	0	8,043,810	747%	21%	0%
2024	595,119	0	595,119	0	8,638,930	384%	17%	0%
2025	1,241,660	0	1,241,660	0	9,880,590	241%	15%	261%
2026	2,414,165	4,076,379	(1,662,214)	0	8,218,376	210%	15%	290%
2027	3,843,821	4,076,379	(232,558)	0	7,985,818	193%	15%	281%
2028	4,417,943	4,416,379	1,564	0	7,987,382	191%	15%	267%
2029	4,781,610	4,780,975	635	0	7,988,017	183%	14%	266%
2030	4,815,814	4,814,096	1,718	0	7,989,735	181%	14%	260%
2031	5,008,446	5,005,534	2,912	0	7,992,647	173%	13%	260%
2032	5,008,446	5,005,393	3,053	0	7,995,700	163%	12%	254%
2033	5,208,784	5,204,334	4,450	0	8,000,150	161%	12%	248%
2034	5,208,784	5,206,237	2,547	0	8,002,697	153%	12%	242%
2035	5,417,135	5,416,916	219	0	8,002,916	143%	11%	237%
2036	5,417,135	5,414,945	2,190	0	8,005,106	129%	10%	232%
2037	5,633,821	5,631,597	2,224	0	8,007,330	121%	9%	232%
2038	5,633,821	5,630,140	3,681	0	8,011,011	118%	9%	227%
2039	5,859,174	5,857,000	2,174	0	8,013,184	107%	8%	222%
2040	5,859,174	5,855,139	4,035	0	8,017,219	99%	8%	217%
2041	6,093,540	6,091,289	2,251	0	8,019,470	95%	7%	213%
2042	6,093,540	6,083,106	434	0	8,019,905	87%	6%	209%
2043	6,337,282	6,332,475	4,807	0	8,024,712	76%	5%	208%
2044	6,337,282	6,337,052	230	0	8,026,993	71%	5%	204%
2045	6,590,773	6,588,722	2,051	0	8,027,932	64%	4%	204%
2046	6,590,773	6,589,835	938	0	8,029,601	52%	4%	204%
2047	6,854,404	6,852,735	1,669	0	8,031,054	46%	4%	200%
2048	6,854,404	6,854,313	91	0	8,031,596	39%	3%	200%
2049	7,128,580	7,127,219	1,361	0	8,035,594	33%	3%	197%
2050	7,128,580	7,128,038	542	0	8,035,756	28%	2%	197%
2051	7,413,724	7,409,726	3,998	0	8,038,373	20%	1%	189%
2052	7,413,724	7,413,562	162	0	8,040,668	13%	1%	189%
2053	7,710,273	7,707,655	2,618	0	8,041,252	0%	0%	100%
2054	7,710,273	7,707,978	2,295	0	8,041,557			
2055	8,018,684	8,018,099	585	0	8,043,143			
2056	8,018,684	8,018,379	305	0	8,046,022			
2057	8,339,431	8,337,845	1,586	0	8,050,197			
2058	8,339,431	8,336,552	2,879	0	8,053,921			
2059	8,673,008	8,668,833	4,175	0	8,056,306			
2060	8,673,008	8,669,284	3,724	0				
2061	9,019,928	9,017,544	2,384	0				
2062	9,019,928	9,017,750	2,178	8,058,484				
2063					0			
	240,867,918	240,709,434	158,484	8,058,484				

[C:\Mar4\20 23\rrspc]

[*] 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	0	10.000	0	0	0
2022	0	10.000	0	0	0
2023	2,066,250	10.000	20,249	1,215	21,464
2024	8,550,615	10.000	83,796	5,028	88,824
2025	17,840,052	10.000	174,833	10,490	185,322
2026	34,686,480	10.000	339,928	20,396	360,323
2027	55,227,631	10.000	541,231	32,474	573,705
2028	63,476,558	10.000	622,070	37,324	659,394
2029	68,701,685	10.000	673,277	40,397	713,673
2030	69,193,121	10.000	678,093	40,686	718,778
2031	71,960,846	10.000	705,216	42,313	747,529
2032	71,960,846	10.000	705,216	42,313	747,529
2033	74,839,280	10.000	733,425	44,005	777,430
2034	74,839,280	10.000	733,425	44,005	777,430
2035	77,832,851	10.000	762,762	45,766	808,528
2036	80,946,165	10.000	793,272	47,596	840,869
2037	80,946,165	10.000	793,272	47,596	840,869
2038	84,184,012	10.000	825,003	49,500	874,504
2039	84,184,012	10.000	825,003	49,500	874,504
2040	87,551,372	10.000	858,003	51,480	909,484
2041	87,551,372	10.000	858,003	51,480	909,484
2042	91,053,427	10.000	892,324	53,539	945,863
2043	91,053,427	10.000	892,324	53,539	945,863
2044	94,696,564	10.000	928,017	55,681	983,698
2045	94,696,564	10.000	928,017	55,681	983,698
2046	98,483,387	10.000	965,137	57,908	1,023,045
2047	98,483,387	10.000	965,137	57,908	1,023,045
2048	102,422,722	10.000	1,003,743	60,225	1,063,967
2049	102,422,722	10.000	1,003,743	60,225	1,063,967
2050	106,519,631	10.000	1,043,892	62,634	1,106,526
2051	106,519,631	10.000	1,043,892	62,634	1,106,526
2052	110,780,416	10.000	1,085,648	65,139	1,150,787
2053	110,780,416	10.000	1,085,648	65,139	1,150,787
2054	115,211,633	10.000	1,129,074	67,744	1,196,818
2055	115,211,633	10.000	1,129,074	67,744	1,196,818
2056	119,820,098	10.000	1,174,237	70,454	1,244,691
2057	119,820,098	10.000	1,174,237	70,454	1,244,691
2058	124,612,902	10.000	1,221,206	73,272	1,294,479
2059	124,612,902	10.000	1,221,206	73,272	1,294,479
2060	129,597,418	10.000	1,270,055	76,203	1,346,258
2061	129,597,418	10.000	1,270,055	76,203	1,346,258
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

[illegible]

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

_____, 2025

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

EXHIBIT H

Intergovernmental Agreement

EXHIBIT 2

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT 3

CERTIFICATE CONCERNING NOTICES OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE PLANS

IN RE THE SECOND AMENDED AND RESTATED SERVICE PLANS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

I, Alyssa K. Rios, a paralegal, at the law firm of WBA, PC, acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”), do hereby certify as follows:

1. That the Town Clerk of the Town of Parker (“**Town Council**”) set a public hearing for Monday, September 15, 2025 at 7:00 p.m. at Council Chambers, 20120 East Mainstreet Parker, CO 80138 (the “Hearing”), for the purpose of considering the Second Amended and Restated Service Plans (the “Service Plans”) for the Districts and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan;
2. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025, to to the governing body of any existing municipality or special district that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three miles of the Districts’ boundaries, as set forth on the list attached hereto as **Exhibit B** and incorporated herein by this reference;
3. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was published on August 21, 2025, in the *Douglas County News Press*. A copy of the Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated Service Plans is attached hereto as **Exhibit C** and incorporated herein by this reference;
4. That, pursuant to § 32-1-204(1.5), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was sent by U.S. mail on August 21, 2025 (which date is no more than thirty days nor less than twenty days prior to the Hearing), to the property owners within the Districts as listed on the records of the County Assessor, as set forth on the list attached hereto as **Exhibit D** and incorporated herein by this reference;
5. That, pursuant to § 32-1-202(1)(a), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025 to the Division of Local Government.

Signed this 21st day of August, 2025.

By: Alyssa K Rios
Alyssa K. Rios, Paralegal

EXHIBIT A
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Notice of Public Hearing on Second Amended and Restated Service Plans)

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT B
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of 3-Mile Taxing Entities)

Name	Contact	C/O	Address	City	State	Zip
Antelope Heights Metro District	Nicholas Carlson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Anthology West Metro District 2	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 3	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6 Debt Service	Tisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canterberry Crossing Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
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
Canyons Metro District 3 Debt Service	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 4	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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	Ben McDowell	Advance HOA Management	3600 S. Yosemite St Ste 400	Denver	CO	80237
Carousel Farms Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
Chambers Commercial Center Business Improv Dist	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Cherry Creek Basin Water Quality Authority	Administer Cherry Creek Basin Authority		PO Box 3166	Centennial	CO	80161
Cherry Creek South Metro District 1	Alisia Kear	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	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
Cherry Creek South Metro District 11 Debt Service	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
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
Cielo Metro District	Clint C. Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
City of Castle Pines	Attn: Finance Department		7437 Village Square Drive Suite 200	Castle Pines	CO	80108
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
Crowfoot Valley Ranch Metro District 2	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Douglas County Government	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Downtown Parker Business Improvement District	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
E-470 Public Highway Authority	Tim Stewart		22470 E Stephen D Hogan Pkwy Ste 100	Aurora	CO	80018
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
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
High Prairie Farms Metro District	Stephanie Odewumi	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
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	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Kime Ranch Metro District	Elisabeth A. Cortese	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Lincoln Creek Metro District	Colin B Mielke	Seter & Vander Wall PC	7400 E Orchard Rd Ste 3300	Greenwood Village	CO	80111
Lincoln Meadows Metro District	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Lincoln Meadows Metro District Debt Service	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Meadowlark Metro District	Nikolas Wagner	Centennial Consulting Group, LLC	2619 Canton Ct Ste A	Fort Collins	CO	80525
Meridian Village Metro District 1 Debt Service	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Meridian Village Metro District 2	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Neu Towne Metro District	Matthew P Ruhland	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Newlin Crossing Metro District	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80104
Olde Town Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Overlook Metro District	Paula J Williams	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Automotive Metro District	Jennifer G Tanaka	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Homestead Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Water & Sanitation District	Ron Redd		13939 Ancestry Dr	Parker	CO	80134
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
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	K Sean Allen	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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 1 Debt Service	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
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 Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata North Metro District	David Greher	Cockrel Ela Glesne Greher & Ruhland, PC	44 Cook St Ste 620	Denver	CO	80206
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
Reata South Metro District	Paul R Cockrel	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Regency Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Regional Transportation District	Todd Nikkel		1660 Blake St, FAS-51	Denver	CO	80202
Robinson Ranch Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Salisbury Heights Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111

[illegible]

EXHIBIT C
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

**(Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated
Service Plans)**

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a Weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made on 08/21/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

PUBLICATION DATES: August 21, 2025



For The Douglas County News Press

State of Colorado }
County of Douglas } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 08/21/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-578781
Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m.**, at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

Legal Notice No. DC 1774
Publication: August 21, 2025
Publisher: Douglas County News Press

EXHIBIT D
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of Property Owners)

NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATECODE	ZIPCODE
ANTHOLOGY WEST MASTER	HOMEOWNERS ASSOCIATION INC	7208 S TUCSON WAY STE 125		CENTENNIAL	CO	801126748
CHERRY CREEK SOUTH METRO DISTRICT 4		2154 E COMMONS AVE STE 2000		CENTENNIAL	CO	801221880
LENNAR COLORADO LLC		9193 S JAMAICA ST FL 4		ENGLEWOOD	CO	801125946
NORTH PARKER INVESTMENTS LLC		7339 E EVANS RD STE 201		SCOTTSDALE	AZ	852603190
PARKER WATER AND SANITATION DISTRICT		18100 WOODMAN DR		PARKER	CO	801343452
RICHMOND AMERICAN HOMES OF	COLORADO INC	4350 S MONACO ST		DENVER	CO	802373400
TANTERRA DEVELOPMENT III LLC		7353 S ALTON WAY STE A100		CENTENNIAL	CO	801122329
TH TANTERRA LLC		ATTN: VP LAND ACQUISITION	8350 E CRESCENT PKWY STE 450	GREENWOOD VILLAGE	CO	801112997
TOWN OF PARKER		20120 E MAINSTREET		PARKER	CO	801387334
TPG AG EHC III LEN MULTI STATE 4 LLC		C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	852555473

ORDINANCE NO. 9.312.1, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE FIRST AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO, 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 First Amendment to Amended and Restated Intergovernmental Agreement 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

FIRST AMENDMENT TO 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 15th day of September, 2025, 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 First Amendment to Amended and Restated Service Plan approved by the Town on September 15, 2025 (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, all as directed by the Town. The District shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including

detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

13. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under the Service Plan.

14. 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.

15. 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.

16. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-15 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.

17. 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.

18. 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.

19. 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:	WBA, PC
	Attn: Kristin J. Bowers, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: kbowers@wbapc.com

To the Town: Town of Parker
 20120 E. Mainstreet
 Parker, CO 80138-7334
 Attn: Jamie Wynn, Town Attorney
 cc: Chris Fiandaca, 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.

20. 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.

21. 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

Joshua Rivero, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 7**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kim Jensen, President

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:
 - Hess Road
 - Stroh Road
 - Chambers Road
 - Great Plains Way
 - Jordan Road
 - Tammy Lane
 - Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - 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. 25-063, Series of 2025

**TITLE: A RESOLUTION TO TO APPROVE THE SECOND AMENDED AND
RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NO. 8**

WHEREAS, by Resolution No. 04-078.1, the Town Counsel 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, by Resolution No. 20-025, Series 2020, the Town Council of the Town on June 15, 2020, approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8; and

WHEREAS, Cherry Creek South Metropolitan District No. 8 (the “District”) has filed a Second Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town; 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 Counsel 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 *Douglas County News-Press* on August 21, 2025, 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 August 21, 2025, 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 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 and the Code, the Town Council held a public hearing on the Service Plan for the District on September 15, 2025; 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, has 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 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 mater 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 or incapable of being integrated with existing urban areas, or place a burden on the Town of 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 Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

**SECOND 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: June 5, 2025

Approved: September 15, 2025

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EXHIBIT B	Parker Vicinity Map
EXHIBIT C	District Boundary Map
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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**”). 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.

On June 15, 2020, by Resolution No. 20-025, Series of 2020, the Town approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 8 (the “**Amended Service Plan**”).

This Second 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 Town’s model service plan, update the Financial Plan and Capital Plan to reflect current development plans. 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. This Service Plan entirely replaces and supersedes the Amended 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.

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.

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 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.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures within the District with the intention of selling to others is not an End User.

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.

Fees: means any fee imposed by the District for services, programs or facilities provided by the District, as described in Section V.A.9. below.

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 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 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 or statutorily 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, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, 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 Tanterra.

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 Assessment: means the levy of an assessment within the boundaries of a special improvement district pursuant to Section V.A. 10.

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 the first year the District is able to certify 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 be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

10. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under this Service Plan.

11. 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.

12. 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.

13. 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.

14. 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. 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.

15. 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 \$103,034,362.50. 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 imposed by the District for the payment of Debt shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy for the payment of Debt above the Maximum Debt Mill Levy for any purpose other than a Mill Levy Adjustment 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 Maximum Debt Mill Levy adjustment as a material modification of the Service Plan. If the Town Council determines that such proposed adjustment to the Maximum Debt Mill Levy 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 proposed Maximum Debt 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 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 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 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 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

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, including Special Assessments;
8. A summary of Special Assessments outstanding and a statement or representation that any and all Special Assessments were satisfied and discharged prior to the transfer of title to any property to an End User;
9. 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;
10. 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

11. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

12. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

13. 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 within thirty (30) days of approval of this Service Plan by the Town.

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 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

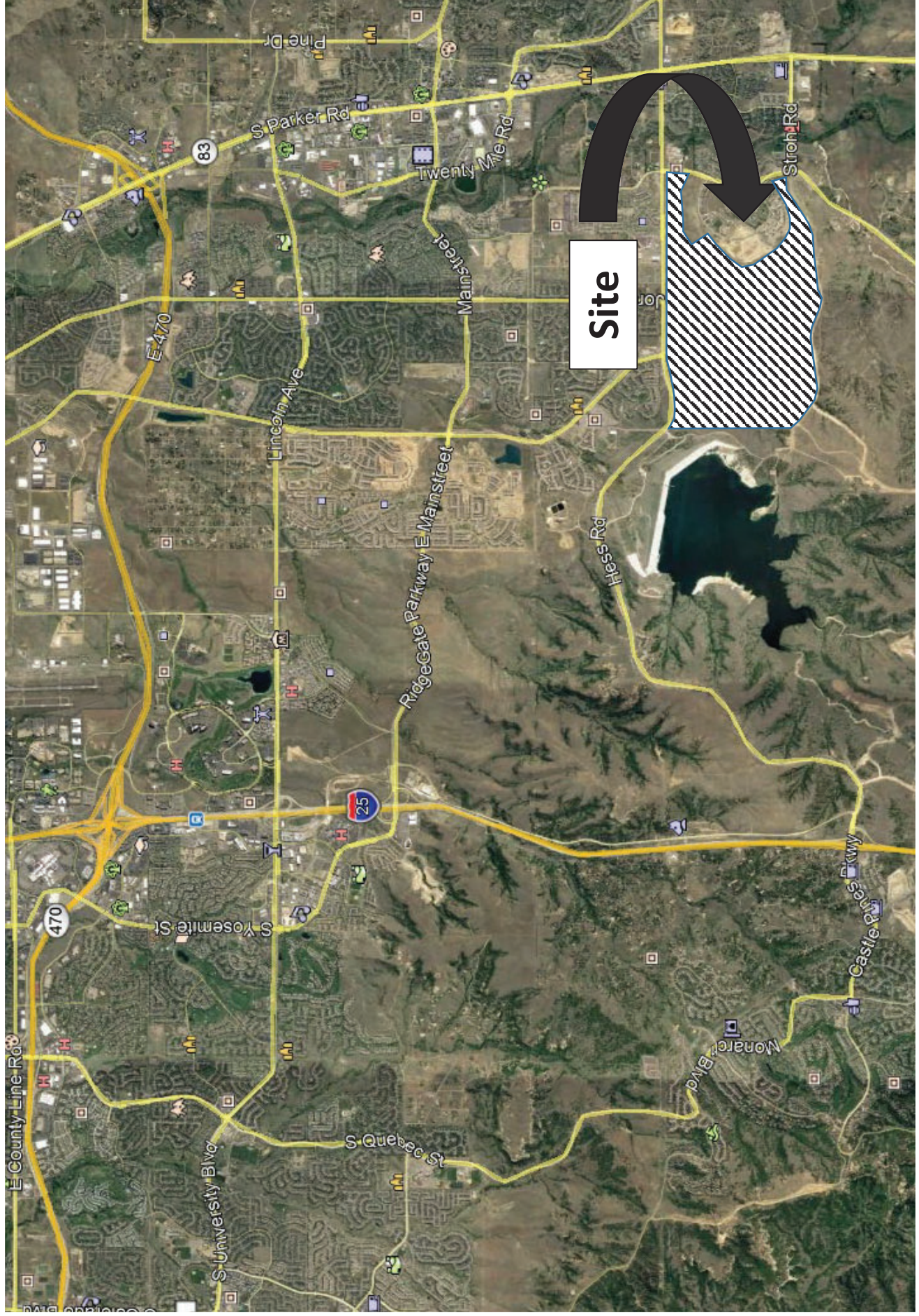


EXHIBIT C

District Boundary Map

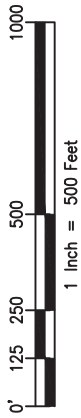


EXHIBIT C-1

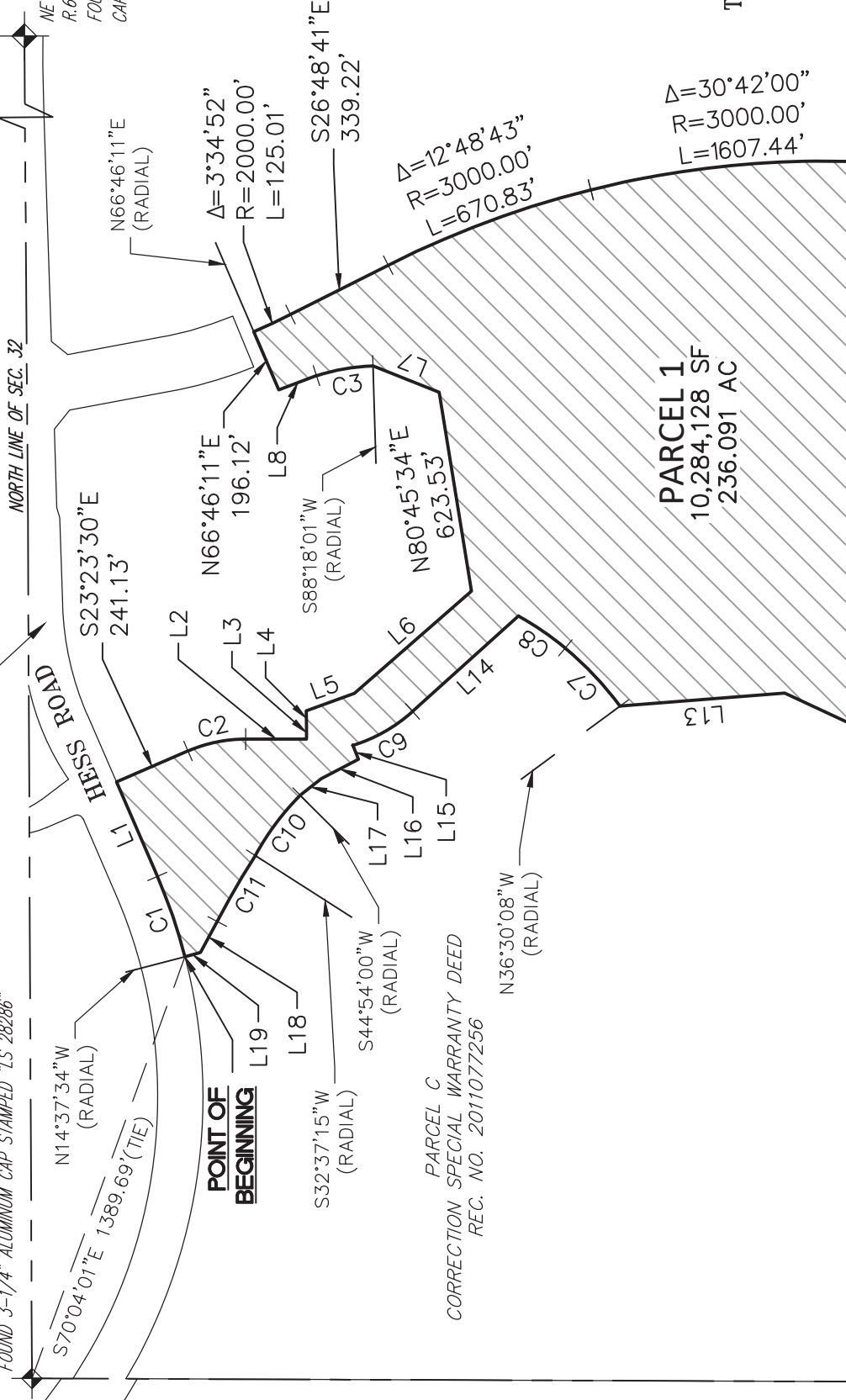
DISTRICT BOUNDARY MAP

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

NE CORNER SEC. 32, T.6S.,
 R.66W., SIXTH P.M.
 FOUND 3-1/4" ALUMINUM
 CAP STAMPED "LS 35593"



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'

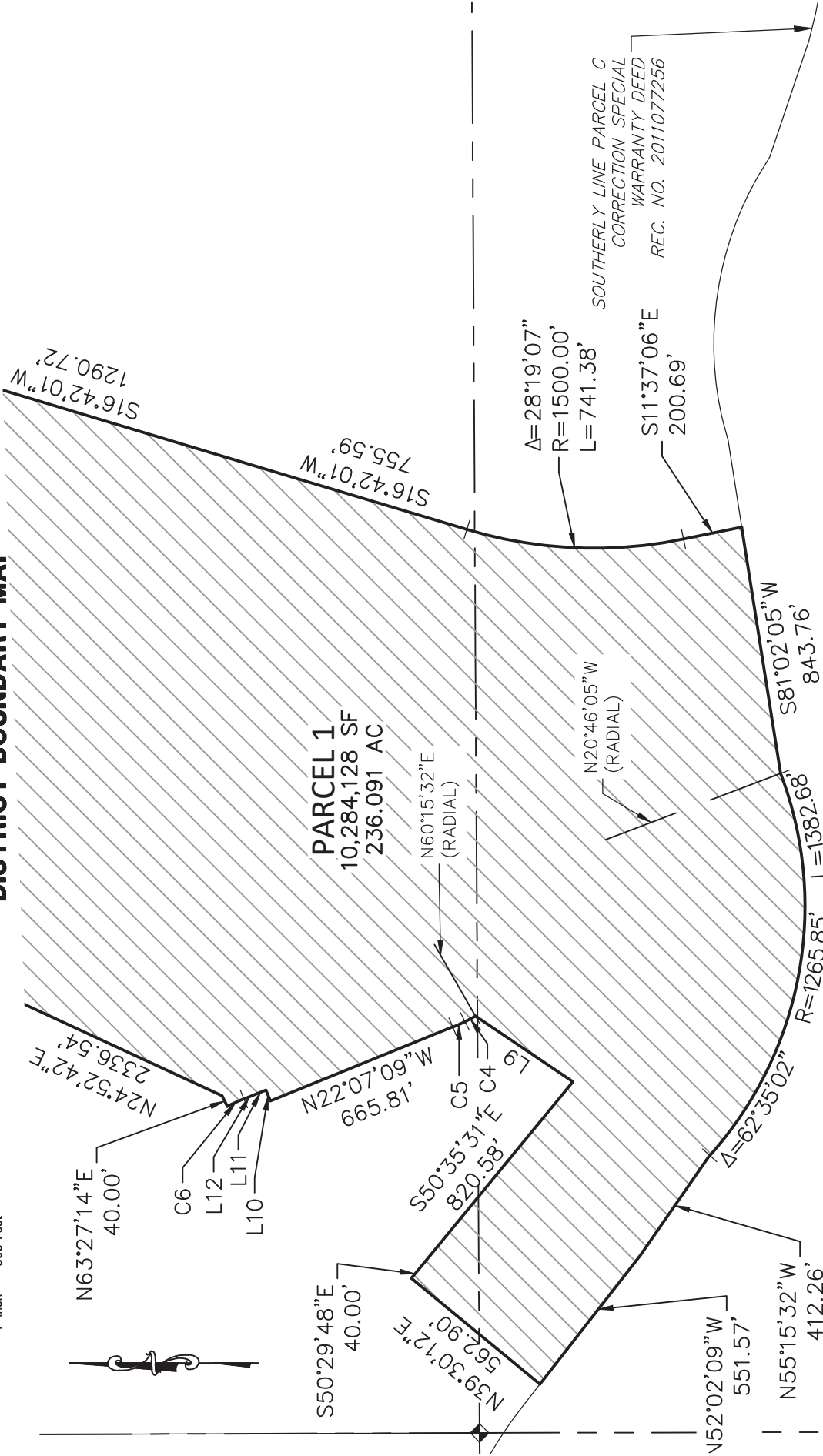
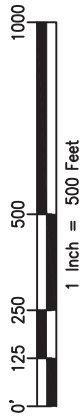


300 E. MINERAL AVENUE
 SUITE 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
www.aztecconsultants.com

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8
 DOUGLAS COUNTY, COLORADO

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'

AZTEC
CONSULTANTS, INC.

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CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 8

DOUGLAS COUNTY, COLORADO

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



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 SUITE 1
 Littleton, Colorado 80122
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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	Landscaping**
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		
Total:	\$76,130,986.00	\$1,197,300.00
		\$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.

**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
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**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 (Secton 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 (Secton 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>	2,487	LF		
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>	2,550	LF		
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

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



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
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 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.



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/MONUMENTATION

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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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.
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Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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10333 E. Dry Creek Rd
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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Suite 240
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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 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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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10333 E. Dry Creek Rd
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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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.
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Suite 240
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720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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10333 E. Dry Creek Rd
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
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 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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 720.482.9526 Fax 720.482.9546

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



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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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	1,720	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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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10333 E. Dry Creek Rd
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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.
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Suite 240
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720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	1,364	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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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**



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

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



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

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



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

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



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

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**



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

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**



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

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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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Suite 240
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



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

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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



PROJECT: ANTHOLOGY SEGMENT 1A
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COST ESTIMATE

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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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

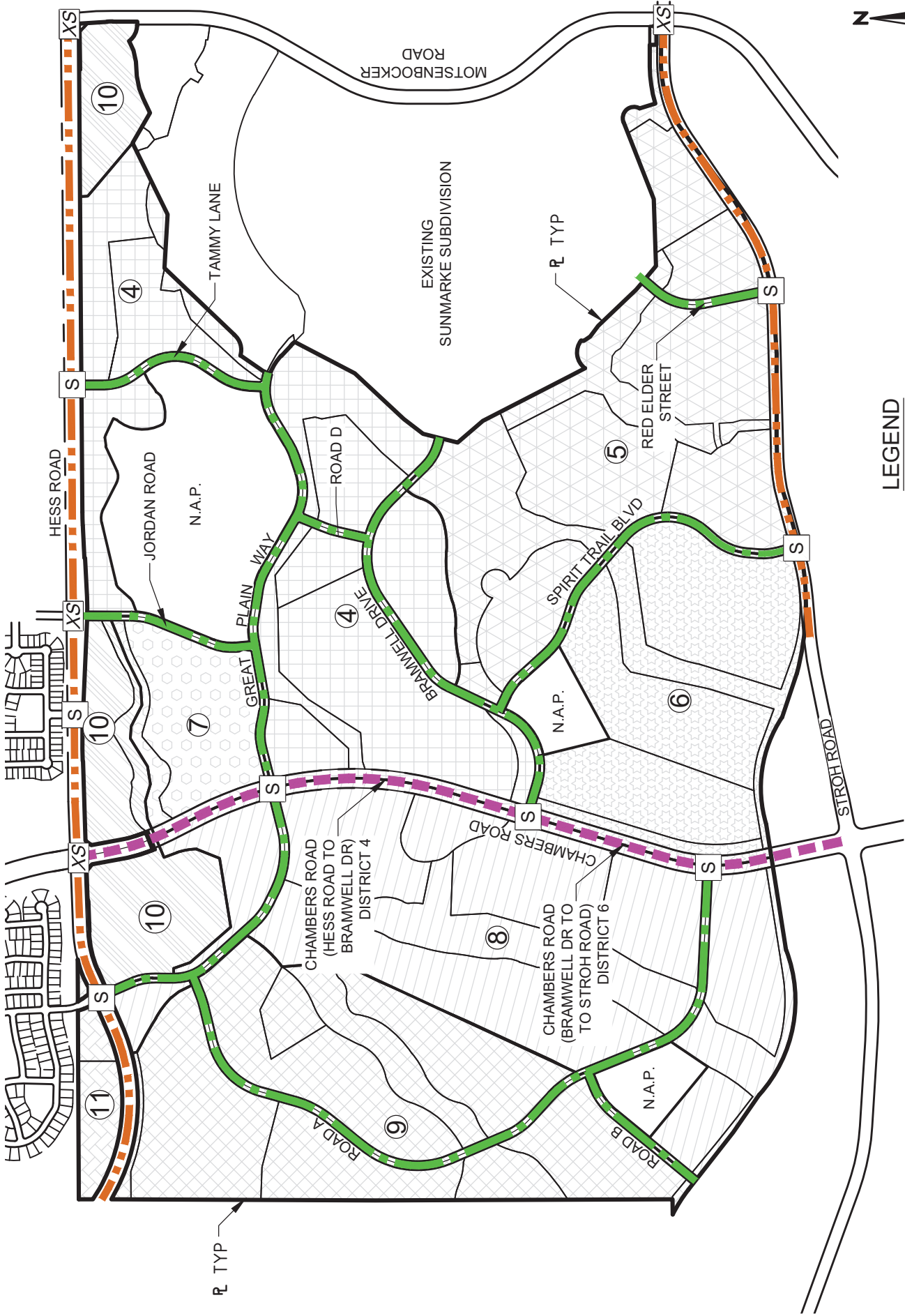
STREET A4

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

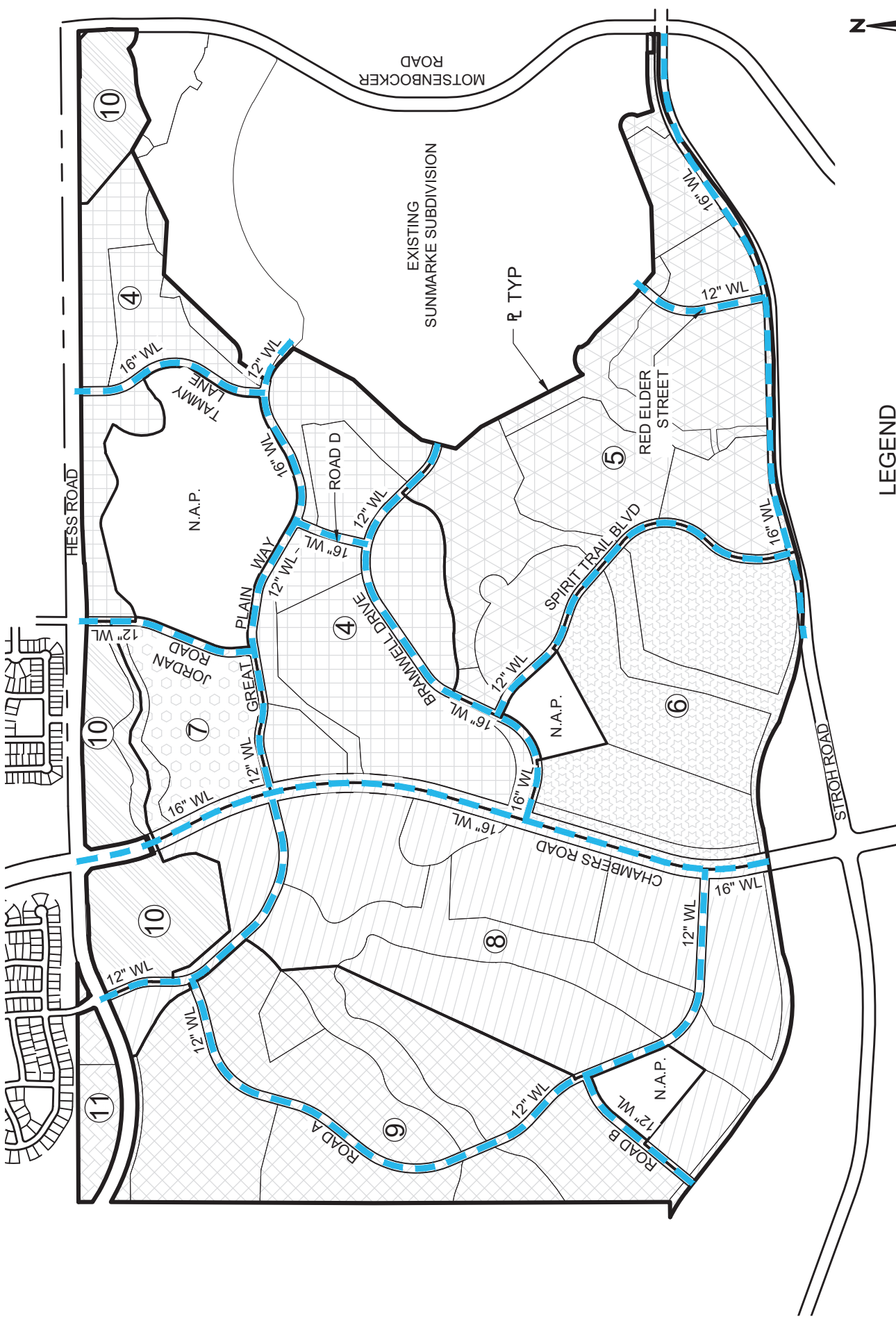


WHERE GREAT PLACES BEGIN
1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS, IN

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN ROADWAY SYSTEM

SHEET



LEGEND
--- WATERLINE (SIZE AS NOTED)

Redland

WHERE GREAT PLACES BEGIN

1110 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS.COM

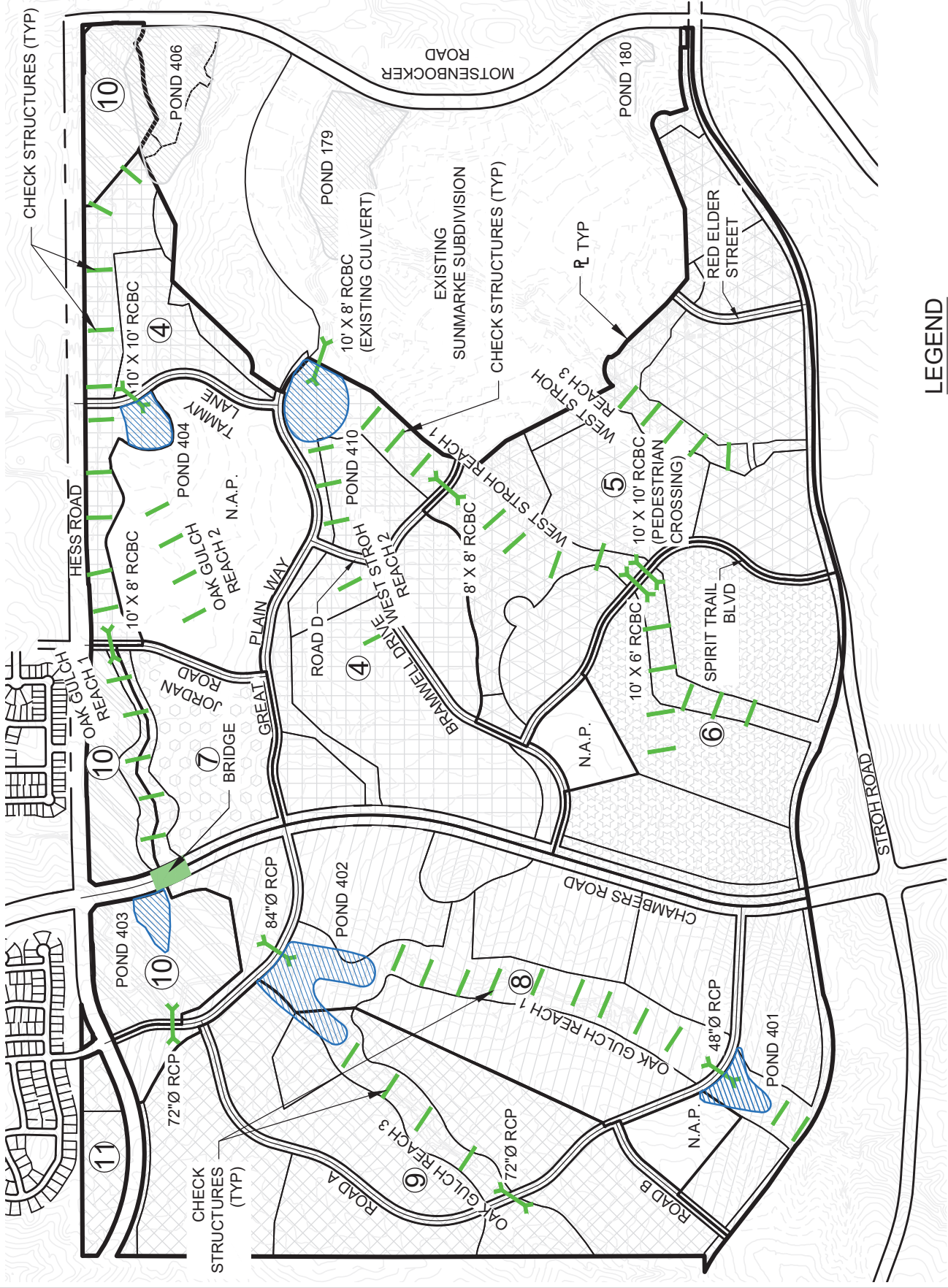
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11

PUBLIC IMPROVEMENTS PLAN
WATER SYSTEM

SHEET

2



LEGEND

72"Ø RCP

CULVERT

CHECK STRUCTURE -

CHANNEL IMPROVEMENT

Redland
WHERE GREAT PLACES BEGIN
1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS.COM

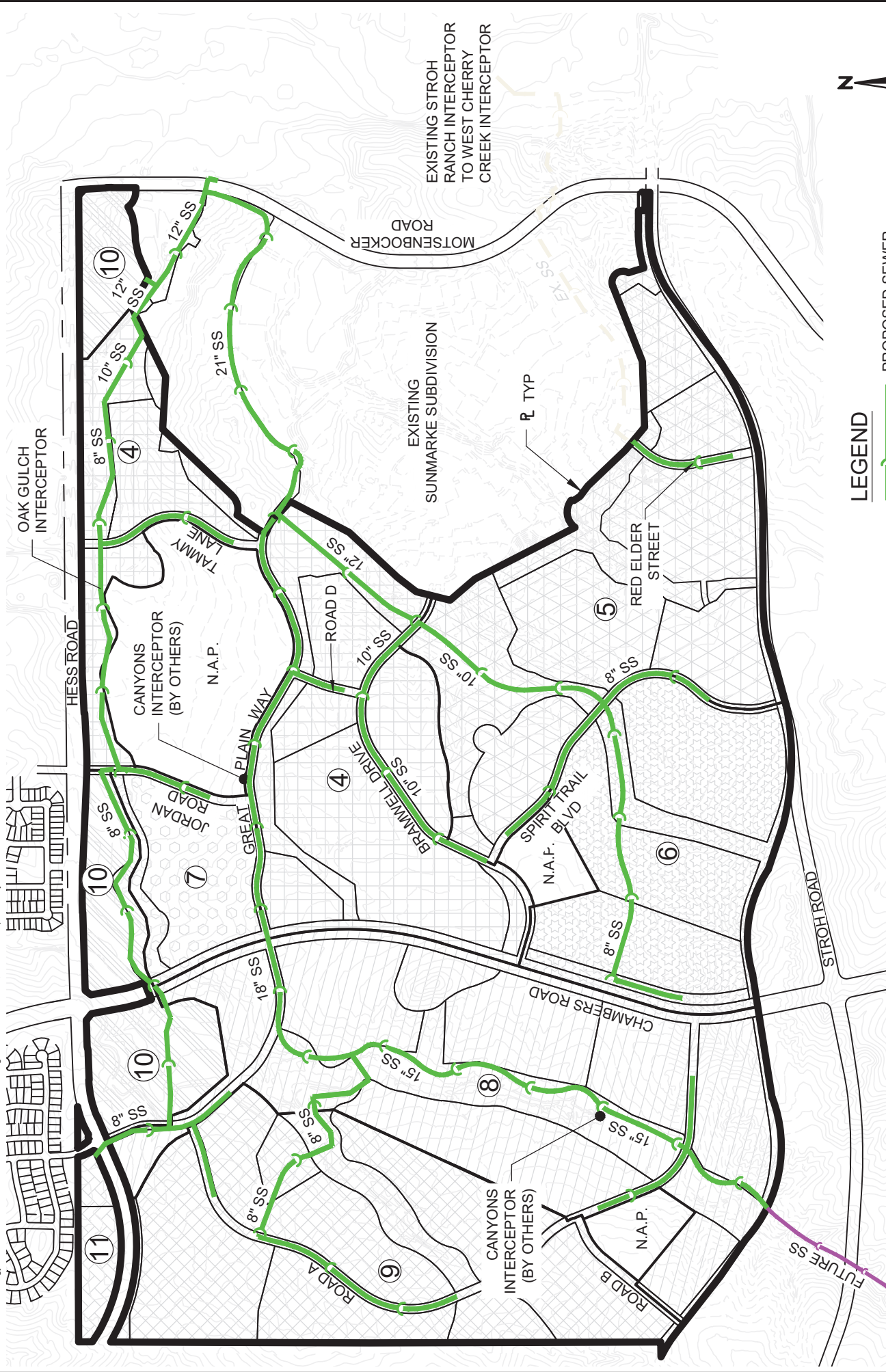
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11

PUBLIC IMPROVEMENTS PLAN
STORM DRAINAGE SYSTEM

SHEET

3



LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- FUTURE SEWER

Redland
WHERE GREAT PLACES BEGIN
1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS, IN

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11

PUBLIC IMPROVEMENTS PLAN
SANITARY SEWER SYSTEM

SHEET

4

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 DIS -- 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]	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	7,128,590
2051	102,422,722	57,000	5,721,333	343,280	5,000	501,871	30,112	5,000	501,871	30,112	7,128,590
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 \$7,000 (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]	Annual Surplus	Surplus Release	Cumulative Surplus*	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ District + Infra. Capital +
2021	0		n/a			6447%	64%	0%
2022	0	\$0	0		7,900,000	1558%	36%	0%
2023	143,810	0	143,810	0	8,043,810	747%	21%	0%
2024	595,119	0	595,119	0	8,638,930	384%	17%	0%
2025	1,241,660	0	1,241,660	0	9,880,590	241%	15%	261%
2026	2,414,165	4,076,379	(1,662,214)	0	8,218,376	210%	15%	290%
2027	3,843,821	4,076,379	(232,558)	0	7,985,818	193%	15%	281%
2028	4,417,943	4,416,379	1,564	0	7,987,382	191%	15%	267%
2029	4,781,610	4,780,975	635	0	7,988,017	183%	14%	266%
2030	4,815,814	4,814,096	1,718	0	7,989,735	181%	14%	260%
2031	5,008,446	5,005,534	2,912	0	7,992,647	173%	13%	260%
2032	5,008,446	5,005,393	3,053	0	7,995,700	163%	12%	254%
2033	5,208,784	5,204,334	4,450	0	8,000,150	161%	12%	248%
2034	5,208,784	5,206,237	2,547	0	8,002,697	153%	12%	242%
2035	5,417,135	5,416,916	219	0	8,002,916	143%	11%	237%
2036	5,417,135	5,414,945	2,190	0	8,005,106	129%	10%	232%
2037	5,633,821	5,631,597	2,224	0	8,007,330	121%	9%	232%
2038	5,633,821	5,630,140	3,681	0	8,011,011	118%	9%	227%
2039	5,859,174	5,857,000	2,174	0	8,013,184	107%	8%	222%
2040	6,093,540	6,091,289	2,251	0	8,017,219	99%	8%	217%
2041	6,093,540	6,083,106	434	0	8,019,905	95%	7%	213%
2042	6,337,282	6,332,475	4,807	0	8,024,712	87%	6%	209%
2043	6,337,282	6,337,052	230	0	8,026,993	76%	5%	208%
2044	6,590,773	6,588,722	2,051	0	8,027,932	64%	4%	204%
2045	6,590,773	6,589,835	938	0	8,029,601	52%	4%	204%
2046	6,854,404	6,852,735	1,669	0	8,031,054	46%	4%	200%
2047	6,854,404	6,854,313	91	0	8,031,596	39%	3%	200%
2048	7,128,580	7,127,219	1,361	0	8,035,594	33%	3%	197%
2049	7,128,580	7,128,038	542	0	8,035,756	28%	2%	197%
2050	7,413,724	7,409,726	3,998	0	8,038,373	20%	1%	193%
2051	7,413,724	7,413,562	162	0	8,040,668	13%	1%	189%
2052	7,710,273	7,707,655	2,618	0	8,041,252	0%	0%	100%
2053	7,710,273	7,707,978	2,295	0	8,041,557			
2054	8,018,684	8,018,099	585	0	8,043,143			
2055	8,018,684	8,018,379	305	0	8,043,143			
2056	8,339,431	8,337,845	1,586	0	8,046,022			
2057	8,339,431	8,336,552	2,879	0	8,050,197			
2058	8,673,008	8,668,833	4,175	0	8,053,921			
2059	8,673,008	8,669,284	3,724	0	8,056,306			
2060	9,019,928	9,017,544	2,384	0				
2061	9,019,928	9,017,750	2,178	8,058,484	0			
2062								
2063								
	240,867,918	240,709,434	158,484	8,058,484				

[C:\Mar4\20 23\rrspc]

[*] 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	0	10.000	0	0	0
2022	0	10.000	0	0	0
2023	2,066,250	10.000	20,249	1,215	21,464
2024	8,550,615	10.000	83,796	5,028	88,824
2025	17,840,052	10.000	174,833	10,490	185,322
2026	34,686,480	10.000	339,928	20,396	360,323
2027	55,227,631	10.000	541,231	32,474	573,705
2028	63,476,558	10.000	622,070	37,324	659,394
2029	68,701,685	10.000	673,277	40,397	713,673
2030	69,193,121	10.000	678,093	40,686	718,778
2031	71,960,846	10.000	705,216	42,313	747,529
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	94,696,564	10.000	928,017	55,681	983,698
2047	94,696,564	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

[illegible]

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

_____, 2025

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

EXHIBIT H

Intergovernmental Agreement

EXHIBIT 2

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT 3

CERTIFICATE CONCERNING NOTICES OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE PLANS

IN RE THE SECOND AMENDED AND RESTATED SERVICE PLANS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

I, Alyssa K. Rios, a paralegal, at the law firm of WBA, PC, acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”), do hereby certify as follows:

1. That the Town Clerk of the Town of Parker (“**Town Council**”) set a public hearing for Monday, September 15, 2025 at 7:00 p.m. at Council Chambers, 20120 East Mainstreet Parker, CO 80138 (the “Hearing”), for the purpose of considering the Second Amended and Restated Service Plans (the “Service Plans”) for the Districts and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan;
2. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025, to to the governing body of any existing municipality or special district that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three miles of the Districts’ boundaries, as set forth on the list attached hereto as **Exhibit B** and incorporated herein by this reference;
3. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was published on August 21, 2025, in the *Douglas County News Press*. A copy of the Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated Service Plans is attached hereto as **Exhibit C** and incorporated herein by this reference;
4. That, pursuant to § 32-1-204(1.5), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was sent by U.S. mail on August 21, 2025 (which date is no more than thirty days nor less than twenty days prior to the Hearing), to the property owners within the Districts as listed on the records of the County Assessor, as set forth on the list attached hereto as **Exhibit D** and incorporated herein by this reference;
5. That, pursuant to § 32-1-202(1)(a), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025 to the Division of Local Government.

Signed this 21st day of August, 2025.

By: Alyssa K Rios
Alyssa K. Rios, Paralegal

EXHIBIT A
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Notice of Public Hearing on Second Amended and Restated Service Plans)

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT B
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of 3-Mile Taxing Entities)

Name	Contact	C/O	Address	City	State	Zip
Antelope Heights Metro District	Nicholas Carlson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Anthology West Metro District 2	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 3	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6 Debt Service	Tisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canterberry Crossing Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
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
Canyons Metro District 3 Debt Service	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 4	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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	Ben McDowell	Advance HOA Management	3600 S. Yosemite St Ste 400	Denver	CO	80237
Carousel Farms Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
Chambers Commercial Center Business Improv Dist	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Cherry Creek Basin Water Quality Authority	Administer Cherry Creek Basin Authority		PO Box 3166	Centennial	CO	80161
Cherry Creek South Metro District 1	Alisia Kear	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	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
Cherry Creek South Metro District 11 Debt Service	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
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
Cielo Metro District	Clint C. Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
City of Castle Pines	Attn: Finance Department		7437 Village Square Drive Suite 200	Castle Pines	CO	80108
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
Crowfoot Valley Ranch Metro District 2	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Douglas County Government	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Downtown Parker Business Improvement District	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
E-470 Public Highway Authority	Tim Stewart		22470 E Stephen D Hogan Pkwy Ste 100	Aurora	CO	80018
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
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
High Prairie Farms Metro District	Stephanie Odewumi	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
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	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Kime Ranch Metro District	Elisabeth A. Cortese	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Lincoln Creek Metro District	Colin B Mielke	Seter & Vander Wall PC	7400 E Orchard Rd Ste 3300	Greenwood Village	CO	80111
Lincoln Meadows Metro District	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Lincoln Meadows Metro District Debt Service	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Meadowlark Metro District	Nikolas Wagner	Centennial Consulting Group, LLC	2619 Canton Ct Ste A	Fort Collins	CO	80525
Meridian Village Metro District 1 Debt Service	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Meridian Village Metro District 2	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Neu Towne Metro District	Matthew P Ruhland	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Newlin Crossing Metro District	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80104
Olde Town Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Overlook Metro District	Paula J Williams	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Automotive Metro District	Jennifer G Tanaka	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Homestead Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Water & Sanitation District	Ron Redd		13939 Ancestry Dr	Parker	CO	80134
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
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	K Sean Allen	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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 1 Debt Service	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
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 Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata North Metro District	David Greher	Cockrel Ela Glesne Greher & Ruhland, PC	44 Cook St Ste 620	Denver	CO	80206
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
Reata South Metro District	Paul R Cockrel	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Regency Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Regional Transportation District	Todd Nikkel		1660 Blake St, FAS-51	Denver	CO	80202
Robinson Ranch Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Salisbury Heights Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111

[illegible]

EXHIBIT C
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

**(Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated
Service Plans)**

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a Weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made on 08/21/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

PUBLICATION DATES: August 21, 2025



For The Douglas County News Press

State of Colorado }
County of Douglas } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 08/21/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-578781
Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m.**, at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

Legal Notice No. DC 1774
Publication: August 21, 2025
Publisher: Douglas County News Press

EXHIBIT D
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of Property Owners)

NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATECODE	ZIPCODE
ANTHOLOGY WEST MASTER	HOMEOWNERS ASSOCIATION INC	7208 S TUCSON WAY STE 125		CENTENNIAL	CO	801126748
CHERRY CREEK SOUTH METRO DISTRICT 4		2154 E COMMONS AVE STE 2000		CENTENNIAL	CO	801221880
LENNAR COLORADO LLC		9193 S JAMAICA ST FL 4		ENGLEWOOD	CO	801125946
NORTH PARKER INVESTMENTS LLC		7339 E EVANS RD STE 201		SCOTTSDALE	AZ	852603190
PARKER WATER AND SANITATION DISTRICT		18100 WOODMAN DR		PARKER	CO	801343452
RICHMOND AMERICAN HOMES OF	COLORADO INC	4350 S MONACO ST		DENVER	CO	802373400
TANTERRA DEVELOPMENT III LLC		7353 S ALTON WAY STE A100		CENTENNIAL	CO	801122329
TH TANTERRA LLC		ATTN: VP LAND ACQUISITION	8350 E CRESCENT PKWY STE 450	GREENWOOD VILLAGE	CO	801112997
TOWN OF PARKER		20120 E MAINSTREET		PARKER	CO	801387334
TPG AG EHC III LEN MULTI STATE 4 LLC		C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	852555473

ORDINANCE NO. 9.313.1, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE FIRST AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO, 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 First Amendment to Amended and Restated Intergovernmental Agreement 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

FIRST AMENDMENT TO 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 15th day of September, 2025, 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 First Amendment to Amended and Restated Service Plan approved by the Town on September 15, 2025 (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, all as directed by the Town. The District shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all

necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

13. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under the Service Plan.

14. 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.

15. 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.

16. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-1315 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.

17. 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.

18. 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 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.

19. 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:	WBA, PC
	Attn: Kristin J. Bowers, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: kbowers@wbapc.com

To the Town: Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7334
Attn: Jamie Wynn, Deputy Town Attorney
cc: Chris Fiandaca, 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.

20. 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.

21. 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

Joshua Rivero, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 8**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kim Jenson, President

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:
 - Hess Road
 - Stroh Road
 - Chambers Road
 - Great Plains Way
 - Jordan Road
 - Tammy Lane
 - Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - 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. 25-064, Series of 2025

TITLE: A RESOLUTION TO APPROVE THE SECOND AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 9

WHEREAS, by Resolution No. 04-078.1, the Town Counsel 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, by Resolution No. 20-026, Series 2020, the Town Council of the Town on June 15, 2020, approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 9; and

WHEREAS, Cherry Creek South Metropolitan District No. 9 (the “District”) has filed a Second Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town; 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 Counsel 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 *Douglas County News-Press* on August 21, 2025, 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 August 21, 2025, 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 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 and the Code, the Town Council held a public hearing on the Service Plan for the District on September 15, 2025; 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, has 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 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 mater 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

That the approval of the Service Plan for the district will not foster urban development that is remote or incapable of being integrated with existing urban areas, or place a burden on the Town of 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 Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

**SECOND 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: June 5, 2025

Approved: September 15, 2025

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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
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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**”). 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.

On June 15, 2020, by Resolution No. 20-026, Series of 2020, the Town approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 7 (the “**Amended Service Plan**”).

This Second 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 Town’s model service plan, update the Financial Plan and Capital Plan to reflect current development plans. 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 Second Amended and Restated Service Plans. This Service Plan entirely replaces and supersedes the Amended 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.

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.

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 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.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures within the District with the intention of selling to others is not an End User.

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.

Fees: means any fee imposed by the District for services, programs or facilities provided by the District, as described in Section V.A.9. below.

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 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 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 or statutorily 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, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, 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 Tanterra.

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 Assessment: means the levy of an assessment within the boundaries of a special improvement district pursuant to Section V.A. 10.

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 the first year the District is able to certify 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 be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

10. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under this Service Plan.

11. 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.

12. 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.

13. 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.

14. 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. 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.

15. 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 \$103,034,362.50. 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 imposed by the District for the payment of Debt. If the District otherwise proposes to adjust its mill levy for the payment of Debt above the Maximum Debt Mill Levy for any purpose other than a Mill Levy Adjustment 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 Maximum Debt Mill Levy adjustment as a material modification of the Service Plan. If the Town Council determines that such proposed adjustment to the Maximum Debt Mill Levy 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 proposed Maximum Debt 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 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 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 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 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

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, including Special Assessments;
8. A summary of Special Assessments outstanding and a statement or representation that any and all Special Assessments were satisfied and discharged prior to the transfer of title to any property to an End User;
9. 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;
10. 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

11. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

12. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

13. 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 within thirty (30) days of approval of this Service Plan by the Town.

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 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

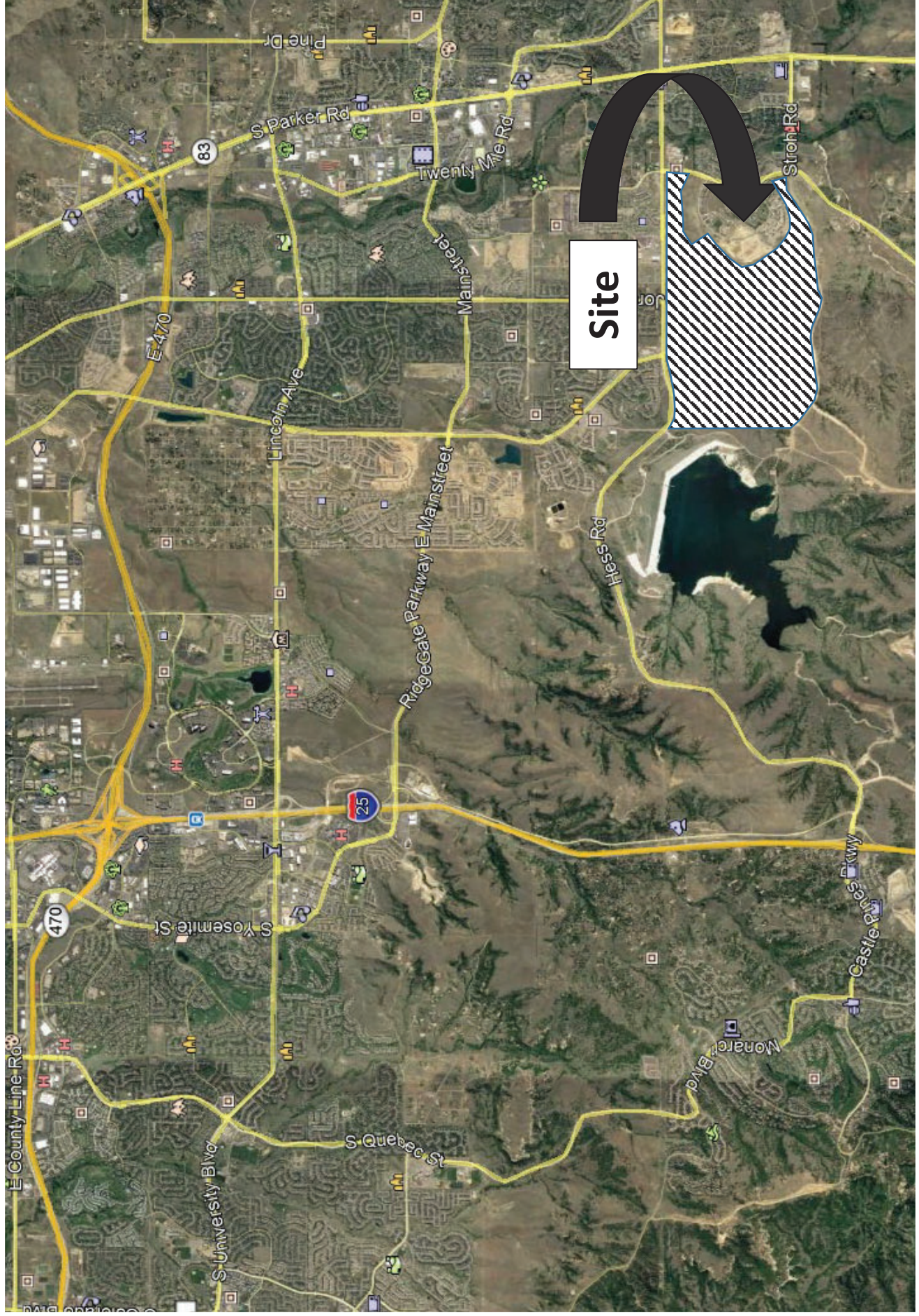
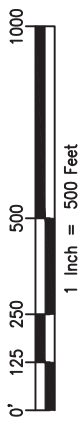


EXHIBIT C

District Boundary Map

EXHIBIT C-1

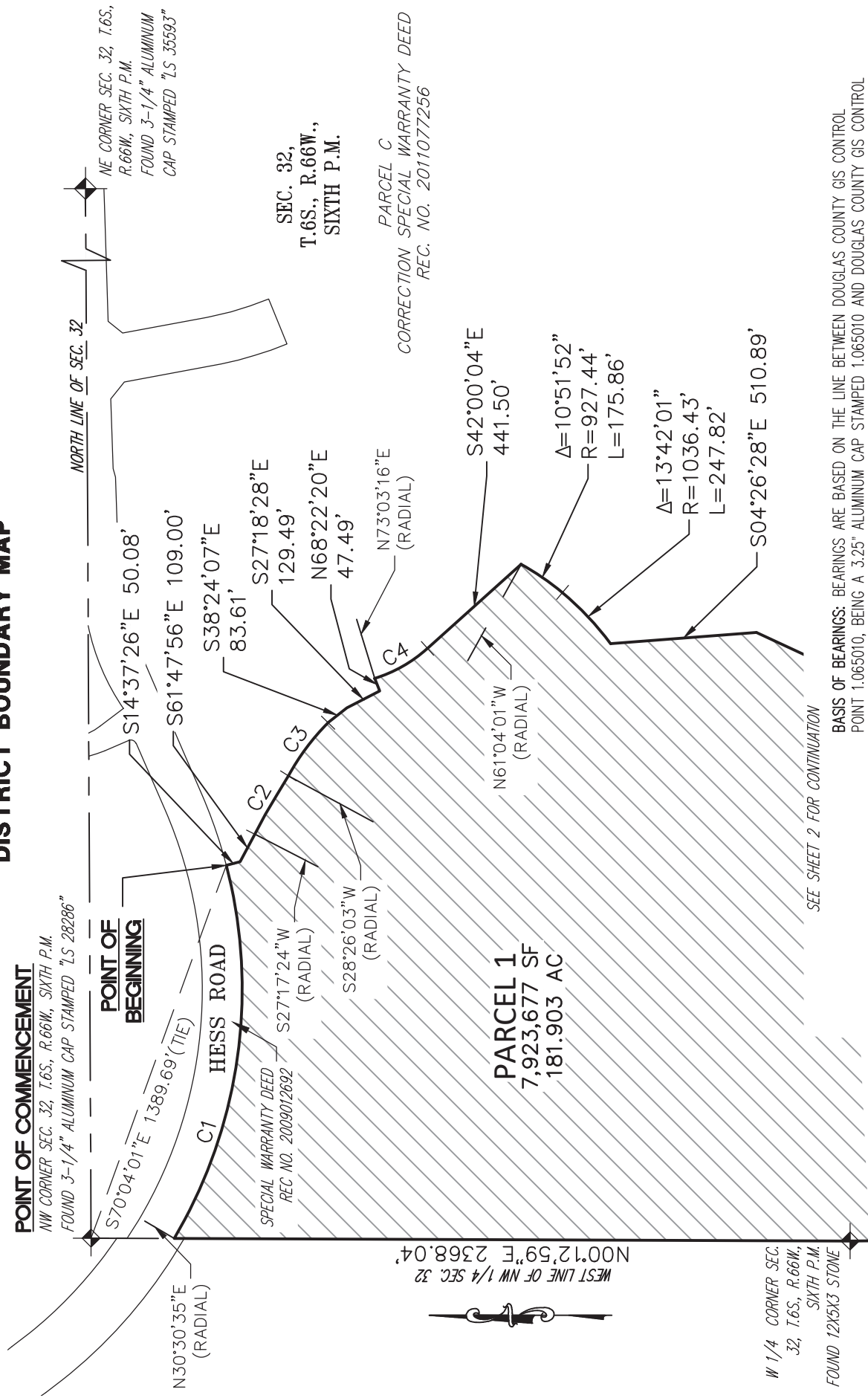
DISTRICT BOUNDARY MAP



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



SEE SHEET 2 FOR CONTINUATION

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.

Q:\51419-01\DWG\EXHIBITS DWG NAME: DISTRICT 9.DWG		AZTEC CONSULTANTS, INC. 300 E. MINERAL AVENUE SUITE 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com
DWG: TGS CHK: DSB	DATE: 7/10/2019	
SCALE: 1" = 500'		
JOB NUMBER 51419-01		

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 9

DOUGLAS COUNTY, COLORADO

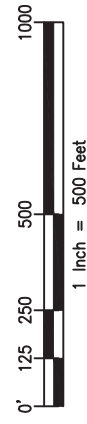
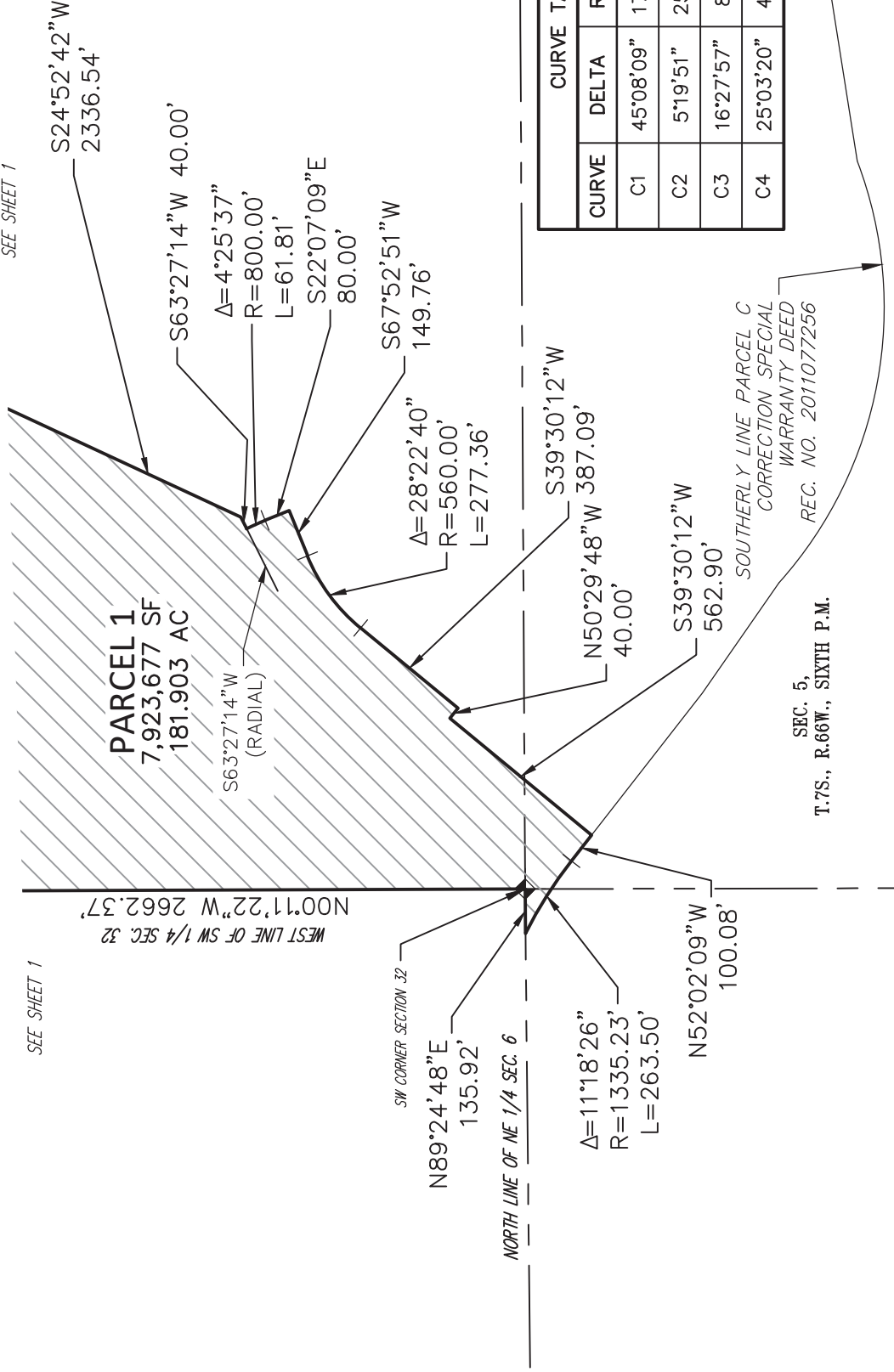


EXHIBIT C-1 DISTRICT BOUNDARY MAP

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'

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

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.

PATH: Q:\51419-01\DWG\EXHIBITS
DWG NAME: DISTRICT 9.DWG
DWG: DLL CHK: DSB
DATE: 7/10/2019
SCALE: 1" = 500'

AZTEC
CONSULTANTS, INC.
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

D10 Public Perimeter Improvements*	Public Improvements	Landscaping**
	\$ 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		
Total:	\$76,130,986.00	\$1,197,300.00
		\$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.

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
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**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 (Secton 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 (Secton 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

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



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



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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.



PROJECT: ANTHOLOGY SEGMENT 1A
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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



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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
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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/MONUMENTATION

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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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.
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Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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(6" THICK)	0	S.Y.	\$15.00	\$0.00
	REMOVE EXISTING CONCRETE(6" THICK)	0	S.Y.	\$20.00	\$0.00
	REMOVE EXISTING PIPE	0	L.F.	\$5.00	\$0.00
	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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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Suite 240
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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CLIENT: E5X 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



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

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



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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
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720.482.9526 Fax 720.482.9546

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



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 720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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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



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

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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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.
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Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
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720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
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COST ESTIMATE

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10333 E. Dry Creek Rd
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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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

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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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 10333 E. Dry Creek Rd
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 720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	1,720	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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**



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

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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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Suite 240
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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

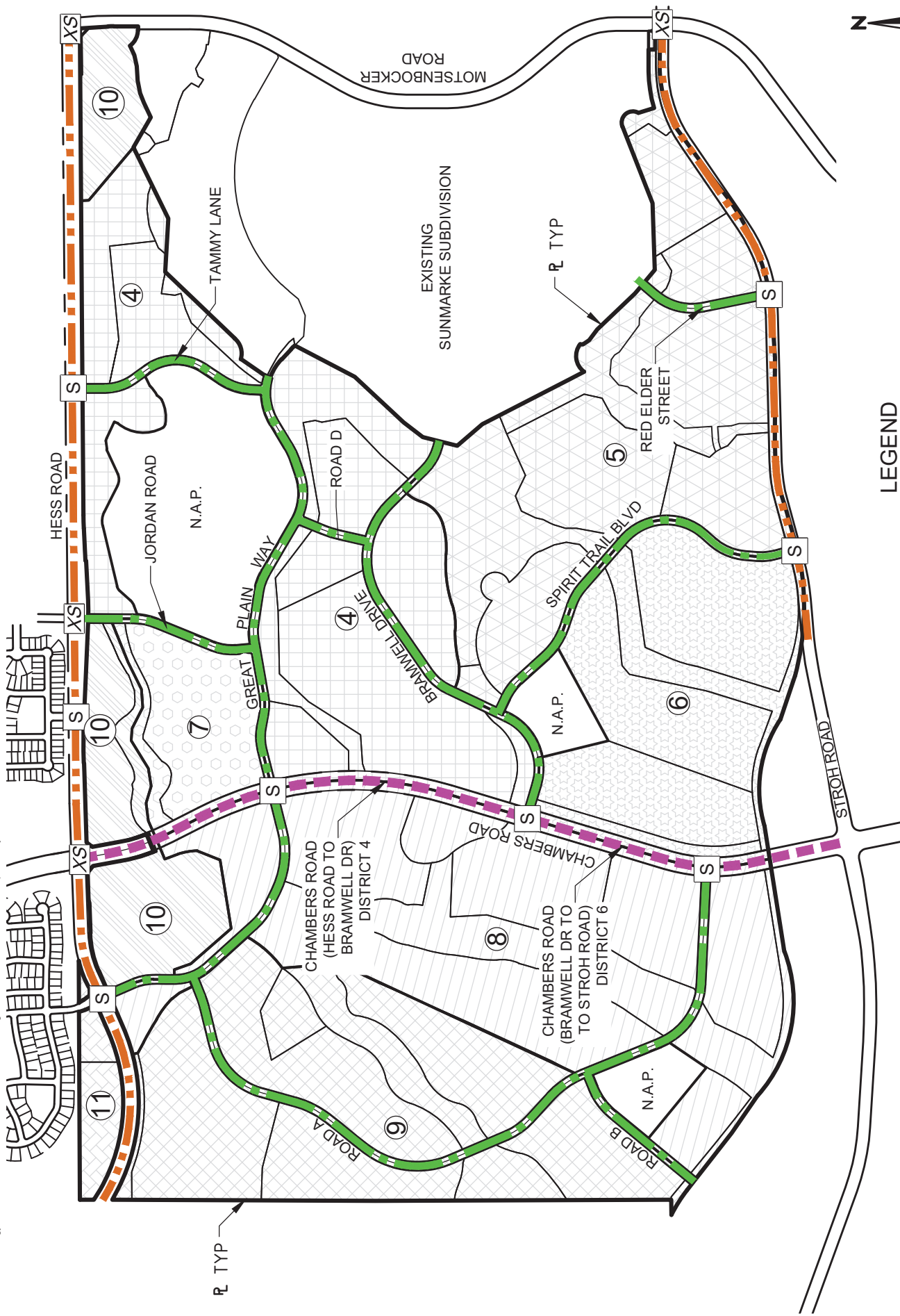
STREET A4

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

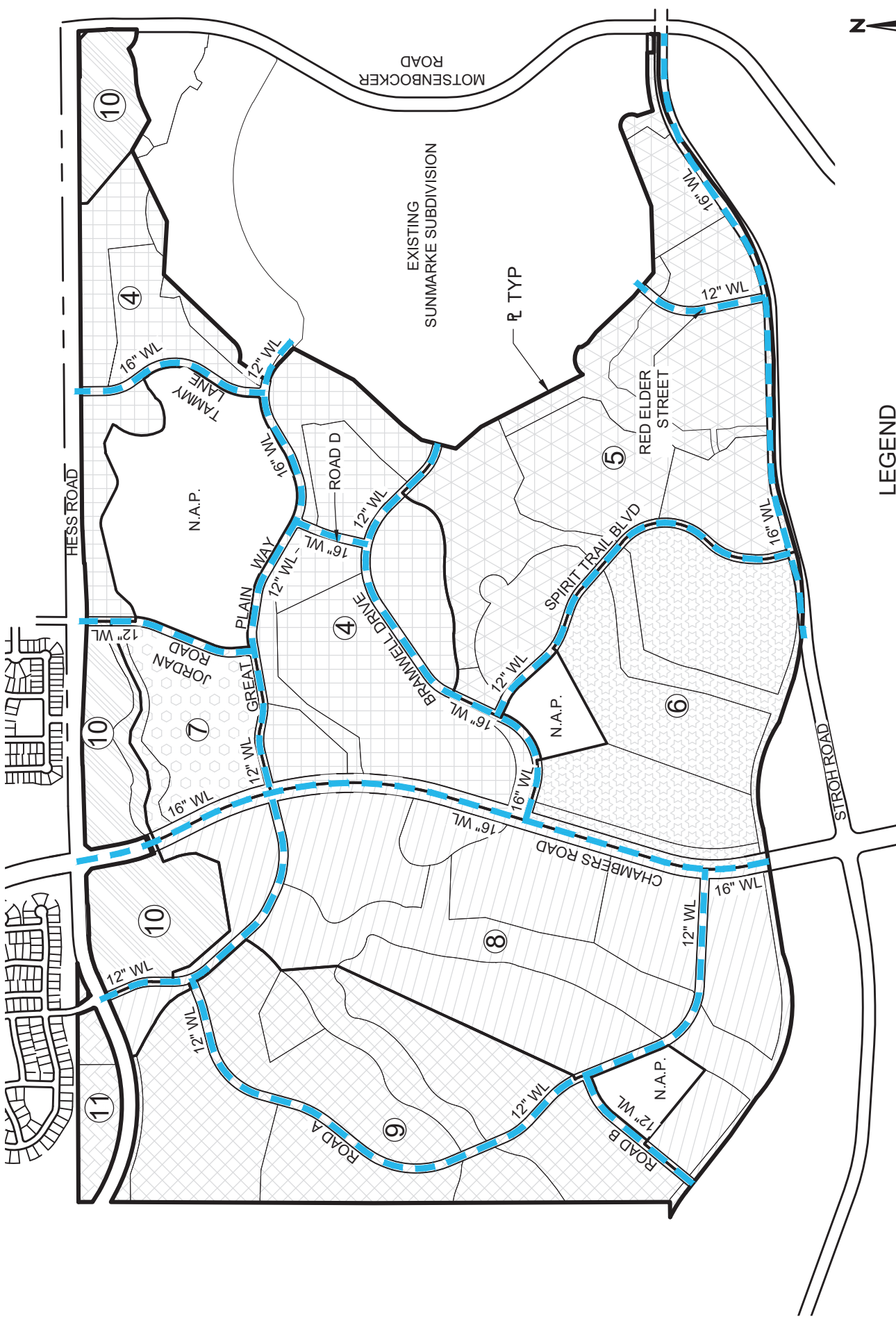
- PRINCIPAL ARTERIAL
- ARTERIAL
- RESIDENTIAL COLLECTOR
- EXISTING SIGNAL
- PROPOSED SIGNAL



DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN ROADWAY SYSTEM

SHEET



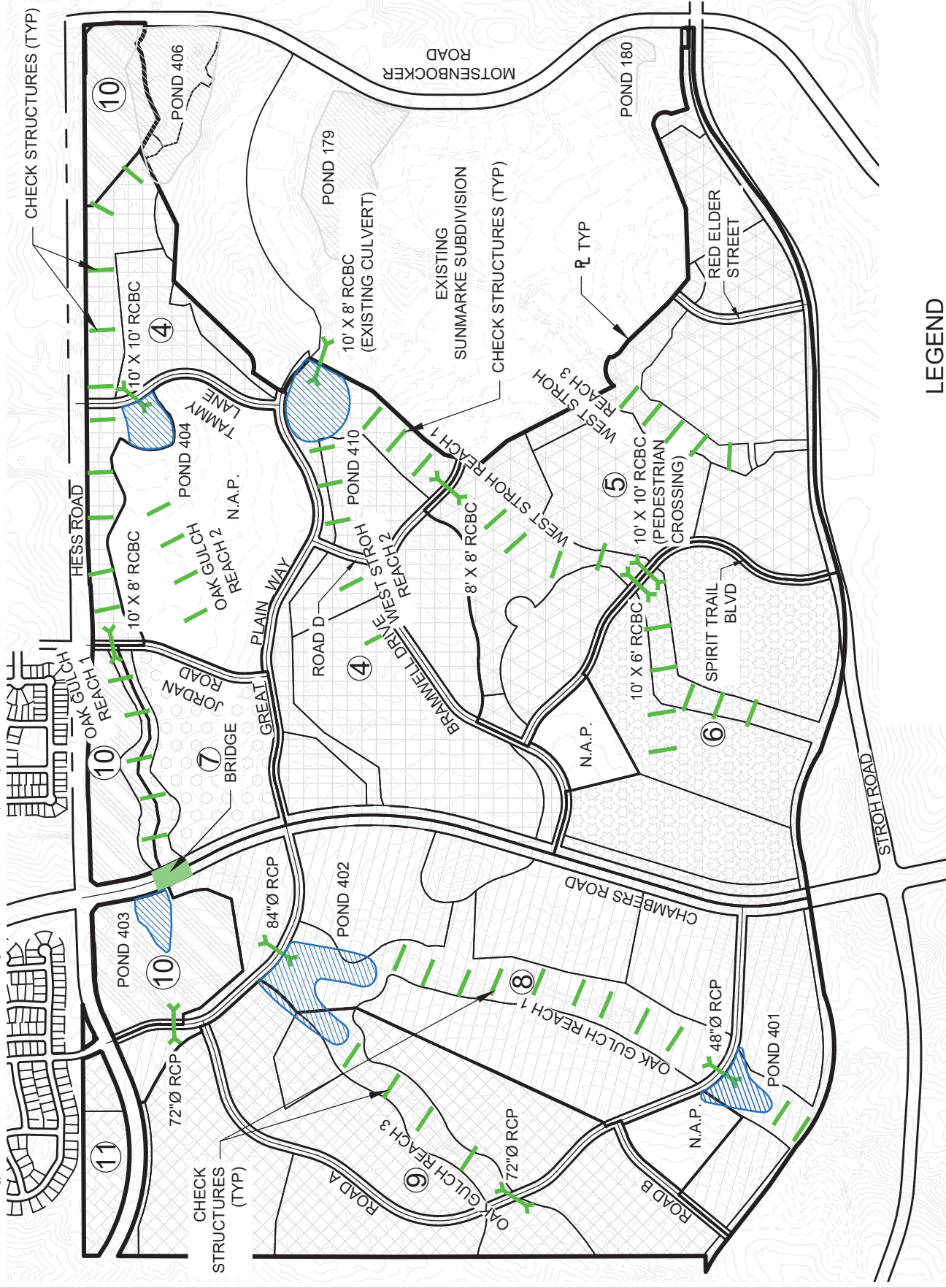
LEGEND
— WATERLINE (SIZE AS NOTED)

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
WATER SYSTEM

Redland
WHERE GREAT PLACES BEGIN
1110 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS.COM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

SHEET
2



LEGEND

72"Ø RCP

CULVERT

CHECK STRUCTURE -

CHANNEL IMPROVEMENT

Redland
WHERE GREAT PLACES BEGIN
1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS.COM

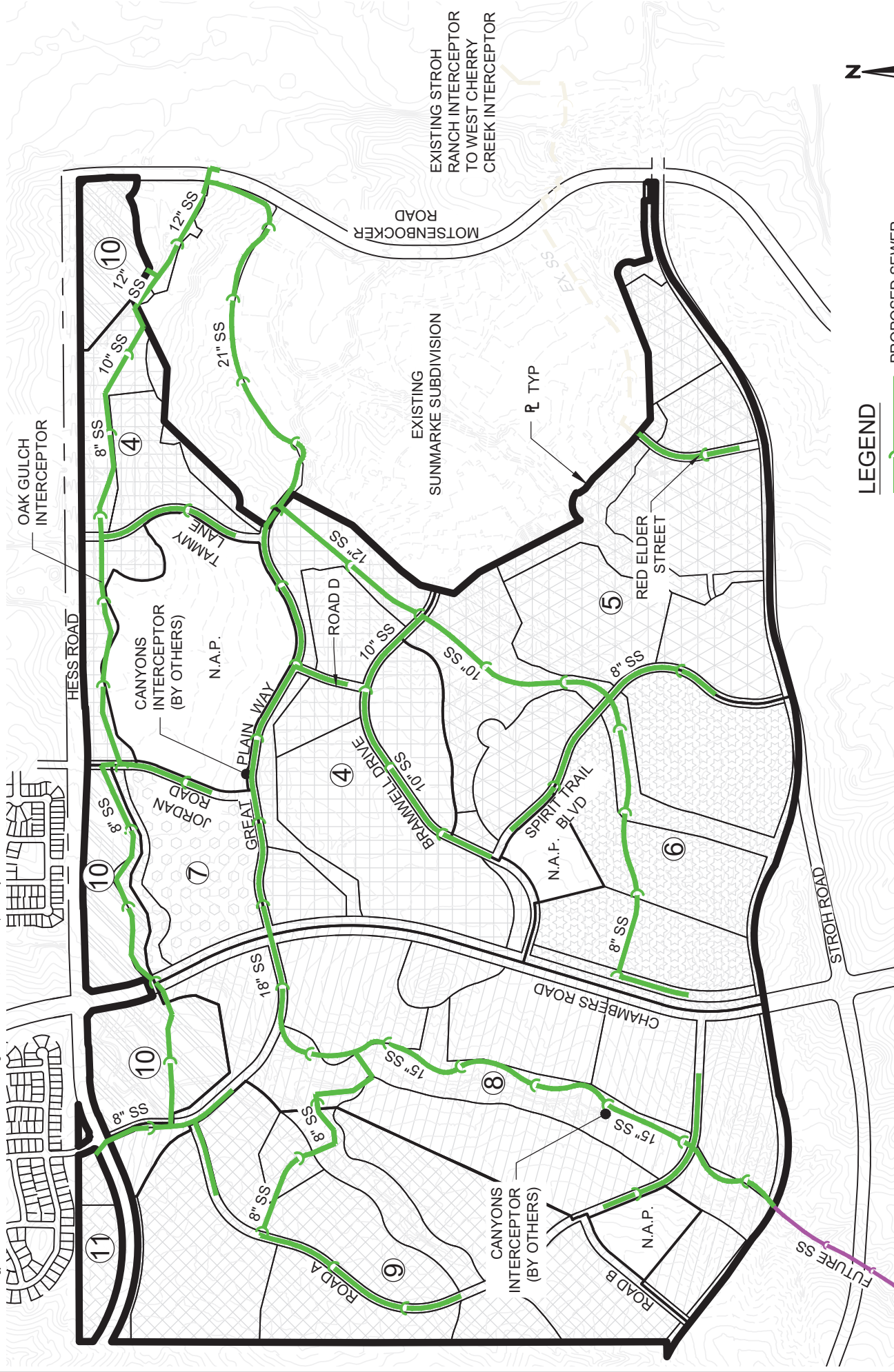
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11

PUBLIC IMPROVEMENTS PLAN
STORM DRAINAGE SYSTEM

SHEET

3



LEGEND

- PROPOSED SEWER (Green line with arrow)
- EXISTING SEWER (Yellow line with arrow)
- FUTURE SEWER (Purple line with arrow)

 Redland WHERE GREAT PLACES BEGIN 1100 West Coast Court Indianapolis, IN 46202 INDIANAPOLIS, IN INDIANAPOLIS, IN	DATE	2-10-20
	DRAWN	WC
	CHECKED	FT
	APPROVED	FT
	PROJECT NO.	12023.D01
CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11		
PUBLIC IMPROVEMENTS PLAN SANITARY SEWER SYSTEM		
SHEET	4	

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 DIS -- 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]	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	7,128,590
2051	102,422,722	57,000	5,721,333	343,280	5,000	501,871	30,112	5,000	501,871	30,112	7,128,590
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 \$7,000 (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]	Annual Surplus	Surplus Release	Cumulative Surplus*	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ District + Infra. Capital +
2021	0		n/a			6447%	64%	0%
2022	0	\$0	0		7,900,000	1558%	36%	0%
2023	143,810	0	143,810	0	8,043,810	747%	21%	0%
2024	595,119	0	595,119	0	8,638,930	384%	17%	0%
2025	1,241,660	0	1,241,660	0	9,880,590	241%	15%	261%
2026	2,414,165	4,076,379	(1,662,214)	0	8,218,376	210%	15%	290%
2027	3,843,821	4,076,379	(232,558)	0	7,985,818	193%	15%	281%
2028	4,417,943	4,416,379	1,564	0	7,987,382	191%	15%	267%
2029	4,781,610	4,780,975	635	0	7,988,017	183%	14%	266%
2030	4,815,814	4,814,096	1,718	0	7,989,735	181%	14%	260%
2031	5,008,446	5,005,534	2,912	0	7,992,647	173%	13%	260%
2032	5,008,446	5,005,393	3,053	0	7,995,700	171%	13%	254%
2033	5,208,784	5,204,334	4,450	0	8,000,150	163%	12%	254%
2034	5,208,784	5,206,237	2,547	0	8,002,697	161%	12%	248%
2035	5,417,135	5,416,916	219	0	8,002,916	153%	12%	248%
2036	5,417,135	5,414,945	2,190	0	8,005,106	151%	12%	242%
2037	5,633,821	5,631,597	2,224	0	8,007,330	143%	11%	242%
2038	5,633,821	5,630,140	3,681	0	8,011,011	140%	11%	237%
2039	5,859,174	5,857,000	2,174	0	8,013,184	129%	10%	237%
2040	5,859,174	5,855,139	4,035	0	8,017,219	121%	9%	232%
2041	6,093,540	6,091,289	2,251	0	8,019,470	118%	9%	227%
2042	6,093,540	6,083,106	434	0	8,019,905	110%	8%	222%
2043	6,337,282	6,332,475	4,807	0	8,024,712	107%	8%	222%
2044	6,337,282	6,337,052	230	0	8,024,942	99%	8%	222%
2045	6,590,773	6,588,722	2,051	0	8,026,993	95%	7%	217%
2046	6,590,773	6,589,835	938	0	8,027,932	87%	7%	217%
2047	6,854,404	6,852,735	1,669	0	8,029,601	83%	6%	213%
2048	6,854,404	6,854,313	91	0	8,031,054	76%	5%	209%
2049	7,128,580	7,127,219	1,361	0	8,031,596	71%	5%	208%
2050	7,128,580	7,128,038	542	0	8,035,594	59%	4%	204%
2051	7,413,724	7,409,726	3,998	0	8,035,756	52%	4%	204%
2052	7,413,724	7,413,562	162	0	8,040,668	46%	4%	200%
2053	7,710,273	7,707,655	2,618	0	8,041,252	39%	3%	200%
2054	7,710,273	7,707,978	2,295	0	8,041,557	33%	3%	197%
2055	8,018,684	8,018,099	585	0	8,043,143	26%	2%	197%
2056	8,018,684	8,018,379	305	0	8,046,022	20%	1%	193%
2057	8,339,431	8,337,845	1,586	0	8,050,197	13%	1%	189%
2058	8,339,431	8,336,552	2,879	0	8,053,921	7%	0%	100%
2059	8,673,008	8,668,833	4,175	0	8,058,484	0%	0%	0%
2060	8,673,008	8,669,284	3,724	0	8,058,484	0%	0%	0%
2061	9,019,928	9,017,544	2,384	0	8,058,484	0%	0%	0%
2062	9,019,928	9,017,750	2,178	0	8,058,484	0%	0%	0%
2063	9,019,928	9,017,750	2,178	0	8,058,484	0%	0%	0%
	240,867,918	240,709,434	158,484	8,058,484	8,058,484			

[C:\Mar4\20_23\rrspc]

[*] 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	0	10.000	0	0	0
2022	0	10.000	0	0	0
2023	2,066,250	10.000	20,249	1,215	21,464
2024	8,550,615	10.000	83,796	5,028	88,824
2025	17,840,052	10.000	174,833	10,490	185,322
2026	34,686,480	10.000	339,928	20,396	360,323
2027	55,227,631	10.000	541,231	32,474	573,705
2028	63,476,558	10.000	622,070	37,324	659,394
2029	68,701,685	10.000	673,277	40,397	713,673
2030	69,193,121	10.000	678,093	40,686	718,778
2031	71,960,846	10.000	705,216	42,313	747,529
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	94,696,564	10.000	928,017	55,681	983,698
2047	94,696,564	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	\$90,450,000	\$85,500,000	\$80,100,000	\$86,900,000	\$102,700,000	\$90,450,000	\$159,750,000

MV @ Full Buildout
 (base prices;un-infl.)

Notes:

Platted/Dev Lots = 10% MV; one-yr prior
 Base MV \$ inflated 2% per annum

Commercial Development

Comm'l - .25 FAR (ftbd)	\$200/sf	Res'l Totals	Comm'l Totals
-	-	-	-
-	-	-	-
-	-	-	-
-	-	175	-
-	-	254	-
65,812	65,812	265	65,812
65,812	65,812	491	65,812
-	-	279	-
-	-	73	-
-	-	13	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
131,624	\$26,324,800	1,550	131,624
\$26,324,800		\$695,850,000	\$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

_____, 2025

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

EXHIBIT H

Intergovernmental Agreement

EXHIBIT 2

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT 3

CERTIFICATE CONCERNING NOTICES OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE PLANS

IN RE THE SECOND AMENDED AND RESTATED SERVICE PLANS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

I, Alyssa K. Rios, a paralegal, at the law firm of WBA, PC, acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”), do hereby certify as follows:

1. That the Town Clerk of the Town of Parker (“**Town Council**”) set a public hearing for Monday, September 15, 2025 at 7:00 p.m. at Council Chambers, 20120 East Mainstreet Parker, CO 80138 (the “Hearing”), for the purpose of considering the Second Amended and Restated Service Plans (the “Service Plans”) for the Districts and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan;
2. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025, to to the governing body of any existing municipality or special district that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three miles of the Districts’ boundaries, as set forth on the list attached hereto as **Exhibit B** and incorporated herein by this reference;
3. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was published on August 21, 2025, in the *Douglas County News Press*. A copy of the Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated Service Plans is attached hereto as **Exhibit C** and incorporated herein by this reference;
4. That, pursuant to § 32-1-204(1.5), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was sent by U.S. mail on August 21, 2025 (which date is no more than thirty days nor less than twenty days prior to the Hearing), to the property owners within the Districts as listed on the records of the County Assessor, as set forth on the list attached hereto as **Exhibit D** and incorporated herein by this reference;
5. That, pursuant to § 32-1-202(1)(a), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025 to the Division of Local Government.

Signed this 21st day of August, 2025.

By: Alyssa K Rios
Alyssa K. Rios, Paralegal

EXHIBIT A
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Notice of Public Hearing on Second Amended and Restated Service Plans)

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT B
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of 3-Mile Taxing Entities)

Name	Contact	C/O	Address	City	State	Zip
Antelope Heights Metro District	Nicholas Carlson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Anthology West Metro District 2	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 3	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6 Debt Service	Tisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canterberry Crossing Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
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
Canyons Metro District 3 Debt Service	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 4	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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	Ben McDowell	Advance HOA Management	3600 S. Yosemite St Ste 400	Denver	CO	80237
Carousel Farms Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
Chambers Commercial Center Business Improv Dist	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Cherry Creek Basin Water Quality Authority	Administer Cherry Creek Basin Authority		PO Box 3166	Centennial	CO	80161
Cherry Creek South Metro District 1	Alisia Kear	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	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
Cherry Creek South Metro District 11 Debt Service	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
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
Cielo Metro District	Clint C. Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
City of Castle Pines	Attn: Finance Department		7437 Village Square Drive Suite 200	Castle Pines	CO	80108
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
Crowfoot Valley Ranch Metro District 2	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Douglas County Government	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Downtown Parker Business Improvement District	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
E-470 Public Highway Authority	Tim Stewart		22470 E Stephen D Hogan Pkwy Ste 100	Aurora	CO	80018
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
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
High Prairie Farms Metro District	Stephanie Odewumi	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
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	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Kime Ranch Metro District	Elisabeth A. Cortese	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Lincoln Creek Metro District	Colin B Mielke	Seter & Vander Wall PC	7400 E Orchard Rd Ste 3300	Greenwood Village	CO	80111
Lincoln Meadows Metro District	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Lincoln Meadows Metro District Debt Service	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Meadowlark Metro District	Nikolas Wagner	Centennial Consulting Group, LLC	2619 Canton Ct Ste A	Fort Collins	CO	80525
Meridian Village Metro District 1 Debt Service	Ken Lykens		8351 E Bellevue Ave	Denver	CO	80237
Meridian Village Metro District 2	Ken Lykens		8351 E Bellevue Ave	Denver	CO	80237
Neu Towne Metro District	Matthew P Ruhland	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Newlin Crossing Metro District	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80104
Olde Town Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Overlook Metro District	Paula J Williams	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Automotive Metro District	Jennifer G Tanaka	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Homestead Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Water & Sanitation District	Ron Redd		13939 Ancestry Dr	Parker	CO	80134
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
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	K Sean Allen	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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 1 Debt Service	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
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 Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata North Metro District	David Greher	Cockrel Ela Glesne Greher & Ruhland, PC	44 Cook St Ste 620	Denver	CO	80206
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
Reata South Metro District	Paul R Cockrel	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Regency Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Regional Transportation District	Todd Nikkel		1660 Blake St, FAS-51	Denver	CO	80202
Robinson Ranch Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Salisbury Heights Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111

Scott Gulch Metro District	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Sierra Ridge Metro District	Russell Dykstra	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
South Metro Fire Rescue Fire Protection District	Bob Baker		9195 E Mineral Ave	Centennial	CO	80112
South Suburban Park & Recreation District	Rob Hanna	South Suburban Administration	4810 E County Line Rd	Littleton	CO	80126
Southeast Public Improv Metro District	Laurie Tatlock	Mulhern MRE Inc	58 Inverness Dr E Ste 100	Englewood	CO	80112
Stone Creek Metro District	Shannon Torgerson	Cherry Creek HOA Professionals	14901 E Hampden Ave Ste 320	Aurora	CO	80014
Stonagate North Villages Metro District	Kim J Seter	Seter & Vander Wall PC	7400 E Orchard Rd Ste 3300	Greenwood Village	CO	80111
Stonagate Village Metro District	Heidi Plummer	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203
Town of Parker	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Town of Parker My Mainstreet GID	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Trails at Crowfoot Metro District 1	Ashley B. Frisbie	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 2	Ashley B. Frisbie	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Trails at Crowfoot Metro District 3	Ashley B. Frisbie	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Urban Drainage & Flood Control District	Terri Schaffer	Mile High Flood District	12575 W Bayaud Ave	Lakewood	CO	80228
Urban Drainage & Flood South Platte	Terri Schaffer	Mile High Flood District	12575 W Bayaud Ave	Lakewood	CO	80228
Village on the Green Metro District 1	David S O'Leary	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Villas Metro District	Blair M. Dickhoner	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122

[illegible]

EXHIBIT C
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

**(Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated
Service Plans)**

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a Weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made on 08/21/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

PUBLICATION DATES: August 21, 2025



For The Douglas County News Press

State of Colorado }
County of Douglas } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 08/21/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-578781
Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m.**, at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

Legal Notice No. DC 1774
Publication: August 21, 2025
Publisher: Douglas County News Press

EXHIBIT D
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of Property Owners)

NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATECODE	ZIPCODE
ANTHOLOGY WEST MASTER	HOMEOWNERS ASSOCIATION INC	7208 S TUCSON WAY STE 125		CENTENNIAL	CO	801126748
CHERRY CREEK SOUTH METRO DISTRICT 4		2154 E COMMONS AVE STE 2000		CENTENNIAL	CO	801221880
LENNAR COLORADO LLC		9193 S JAMAICA ST FL 4		ENGLEWOOD	CO	801125946
NORTH PARKER INVESTMENTS LLC		7339 E EVANS RD STE 201		SCOTTSDALE	AZ	852603190
PARKER WATER AND SANITATION DISTRICT		18100 WOODMAN DR		PARKER	CO	801343452
RICHMOND AMERICAN HOMES OF	COLORADO INC	4350 S MONACO ST		DENVER	CO	802373400
TANTERRA DEVELOPMENT III LLC		7353 S ALTON WAY STE A100		CENTENNIAL	CO	801122329
TH TANTERRA LLC		ATTN: VP LAND ACQUISITION	8350 E CRESCENT PKWY STE 450	GREENWOOD VILLAGE	CO	801112997
TOWN OF PARKER		20120 E MAINSTREET		PARKER	CO	801387334
TPG AG EHC III LEN MULTI STATE 4 LLC		C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	852555473

ORDINANCE NO. 9.314.1, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE FIRST AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO, 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 First Amendment to Amended and Restated Intergovernmental Agreement 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

FIRST AMENDMENT TO 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 15th day of September, 2025, 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 First Amendment to Amended and Restated Service Plan approved by the Town on September 15, 2025 (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, all as directed by the Town. The District shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all

necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

13. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under the Service Plan.

14. 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.

15. 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.

16. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-15 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.

17. 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.

18. 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.

19. 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:	WBA, PC
	Attn: Kristin J. Bowers, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: kbowers@wbapc.com

To the Town: Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7334
Attn: Jamie Wynn, Town Attorney
cc: Chris Fiandaca, 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.

20. 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.

21. 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

Joshua Rivero, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 9**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kim Jenson, President

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:
 - Hess Road
 - Stroh Road
 - Chambers Road
 - Great Plains Way
 - Jordan Road
 - Tammy Lane
 - Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - 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. 25-065, Series of 2025

TITLE: A RESOLUTION TO APPROVE THE SECOND AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10

WHEREAS, by Resolution No. 04-078.1, the Town Counsel 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, by Resolution No. 20-020, Series 2020, the Town Council of the Town on June 15, 2020, approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10; and

WHEREAS, Cherry Creek South Metropolitan District No. 10 (the “District”) has filed a Second Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town; 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 Counsel 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 *Douglas County News-Press* on August 21, 2025, 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 August 21, 2025, 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 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 and the Code, the Town Council held a public hearing on the Service Plan for the District on September 15, 2025; 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, has 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 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 mater 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

That the approval of the Service Plan for the district will not foster urban development that is remote or incapable of being integrated with existing urban areas, or place a burden on the Town of 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 Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

**SECOND 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: June 5, 2025

Approved: September 15, 2025

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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**”). 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.

On June 15, 2020, by Resolution No. 20-020, Series of 2020, the Town approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 10 (the “**Amended Service Plan**”).

This Second 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 Town’s model service plan, update the Financial Plan and Capital Plan to reflect current development plans. 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 Second Amended and Restated Service Plans. This Service Plan entirely replaces and supersedes the Amended 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.

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.

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. 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.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures within the District with the intention of selling to others is not an End User.

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.

Fees: means any fee imposed by the District for services, programs or facilities provided by the District, as described in Section V.A.9. below.

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 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 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 or statutorily 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, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, 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 Tanterra.

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 Assessment: means the levy of an assessment within the boundaries of a special improvement district pursuant to Section V.A. 10.

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 the first year the District is able to certify 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 be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

10. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under this Service Plan.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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 imposed by the District for the repayment of Debt shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy for the payment of Debt above the Maximum Debt Mill Levy for any purpose other than a Mill Levy Adjustment 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 Maximum Debt Mill Levy adjustment as a material modification of the Service Plan. If the Town Council determines that such proposed adjustment to the Maximum Debt Mill Levy 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 proposed Maximum Debt 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 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 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, 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 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 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, including Special Assessments;

8. A summary of Special Assessments outstanding and a statement or representation that any and all Special Assessments were satisfied and discharged prior to the transfer of title to any property to an End User;

9. 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;

10. 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

11. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

12. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

13. 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 within thirty (30) days of approval of this Service Plan by the Town.

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 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

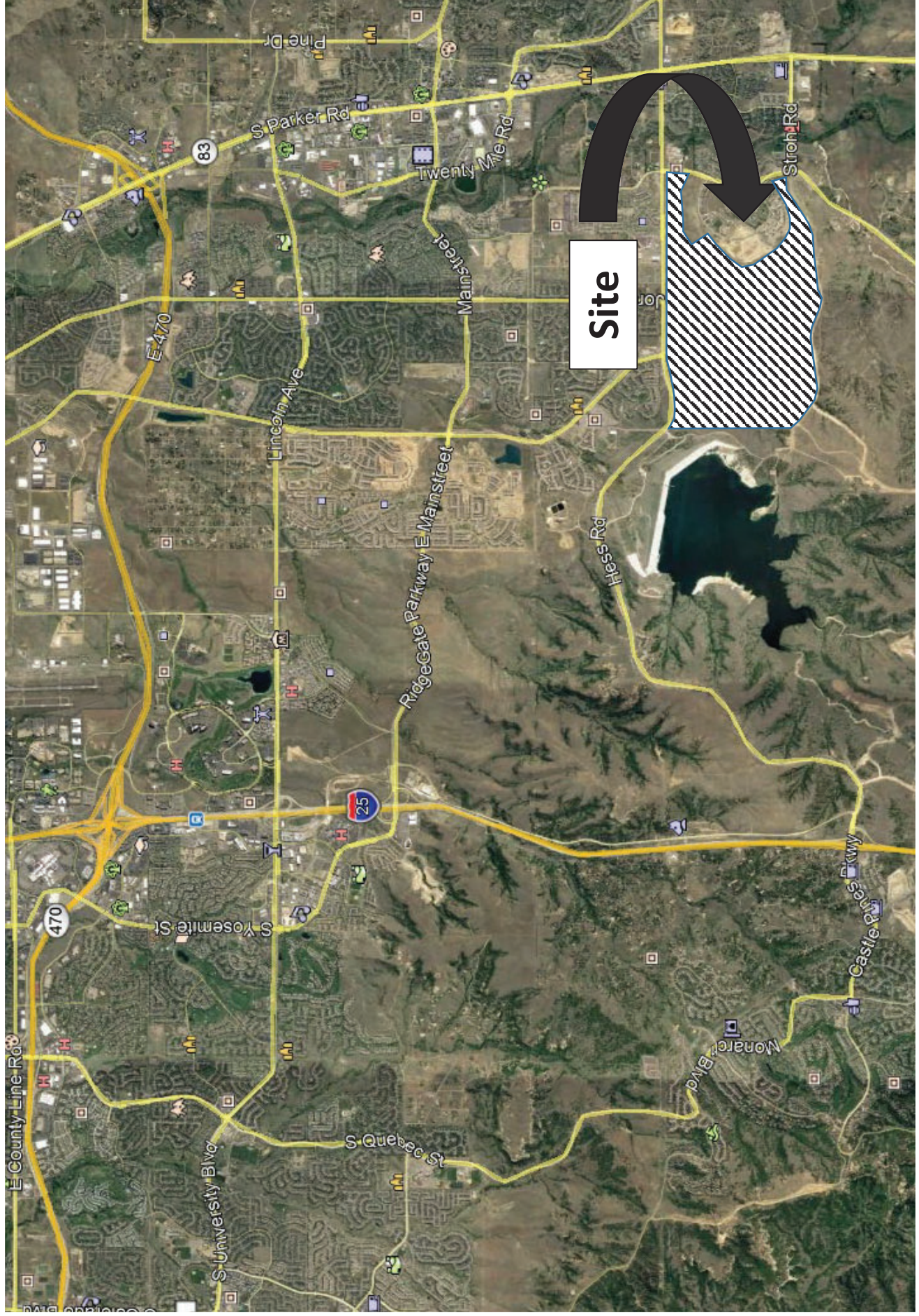
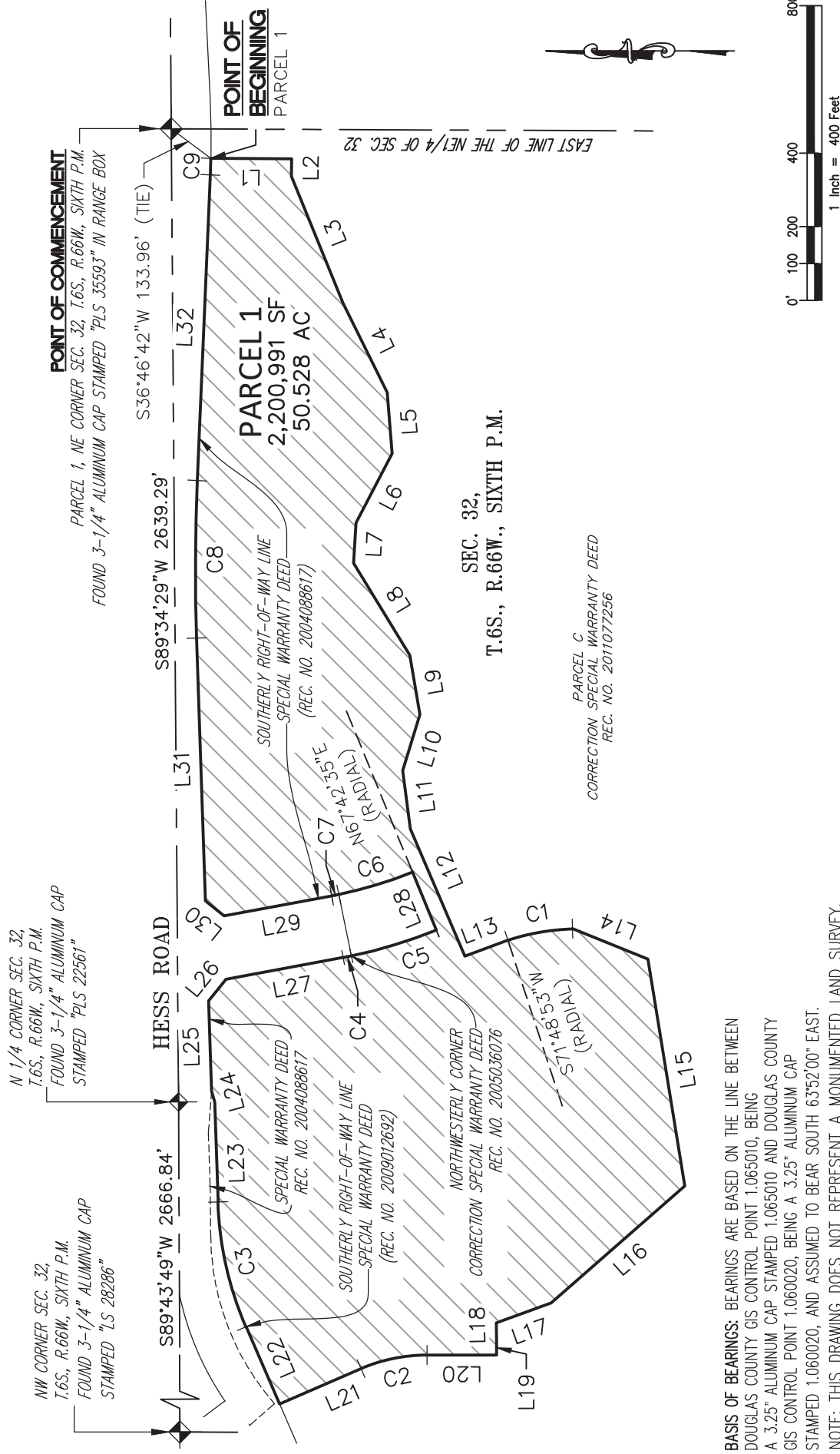


EXHIBIT C

District Boundary Map

EXHIBIT C-1



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

PATH: Q:\51419-01\DWG\EXHIBITS
 DWG NAME: DISTRICT 10.DWG
 DWG: TGS CHK: DSB
 DATE: 7/10/2019
 SCALE: 1" = 400'



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**300 E. MINERAL AVENUE
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Fax: (303)713-1897
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CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10

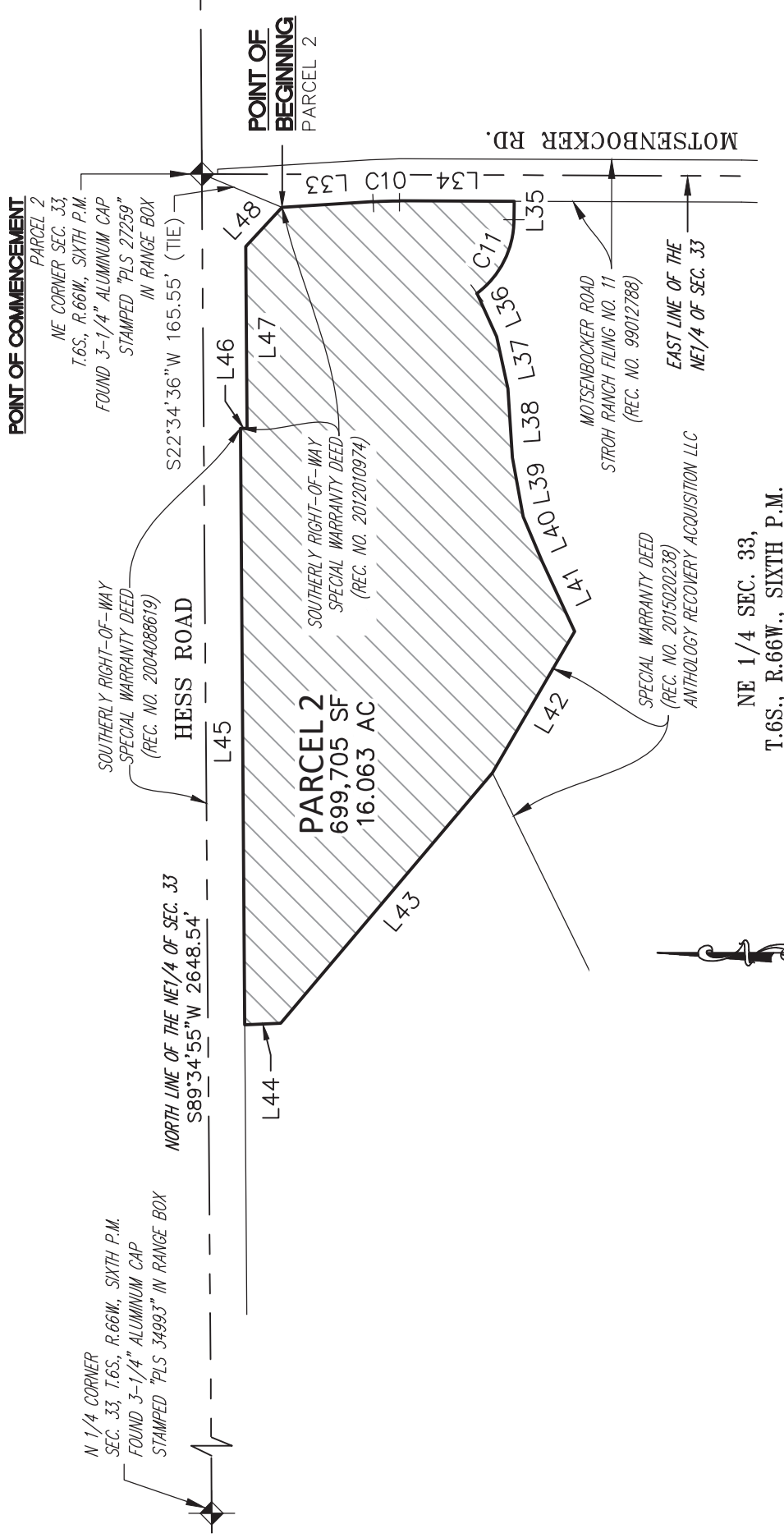
DOUGLAS COUNTY, COLORADO

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 10.DWG	
DWG: TGS	CHK: DSB
DATE: 7/10/2019	
SCALE: 1" = 300'	

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CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 10
DOUGLAS COUNTY, COLORADO

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.

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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

D10 Public Perimeter Improvements*	Public Improvements	Landscaping**
	\$ 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		
Total:	\$76,130,986.00	\$1,197,300.00
		\$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.

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 (Secton 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 (Secton 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>	2,487	LF		
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>	2,550	LF		
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

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



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



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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.



PROJECT: ANTHOLOGY SEGMENT 1A
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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
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 COST ESTIMATE

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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.
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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/MONUMENTATION

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**



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Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: ESX 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.
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Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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CLIENT: E5X 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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
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 720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
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COST ESTIMATE

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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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
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 COST ESTIMATE

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 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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
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720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	1,720	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
Suite 240
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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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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.
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Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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.
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Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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Suite 240
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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

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



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

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



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

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**



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

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.
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720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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.
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Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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

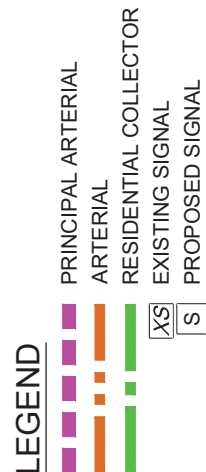
STREET A4

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



A vertical scale bar labeled "SCALE IN FEET" with markings at 0, 600, and 1200.

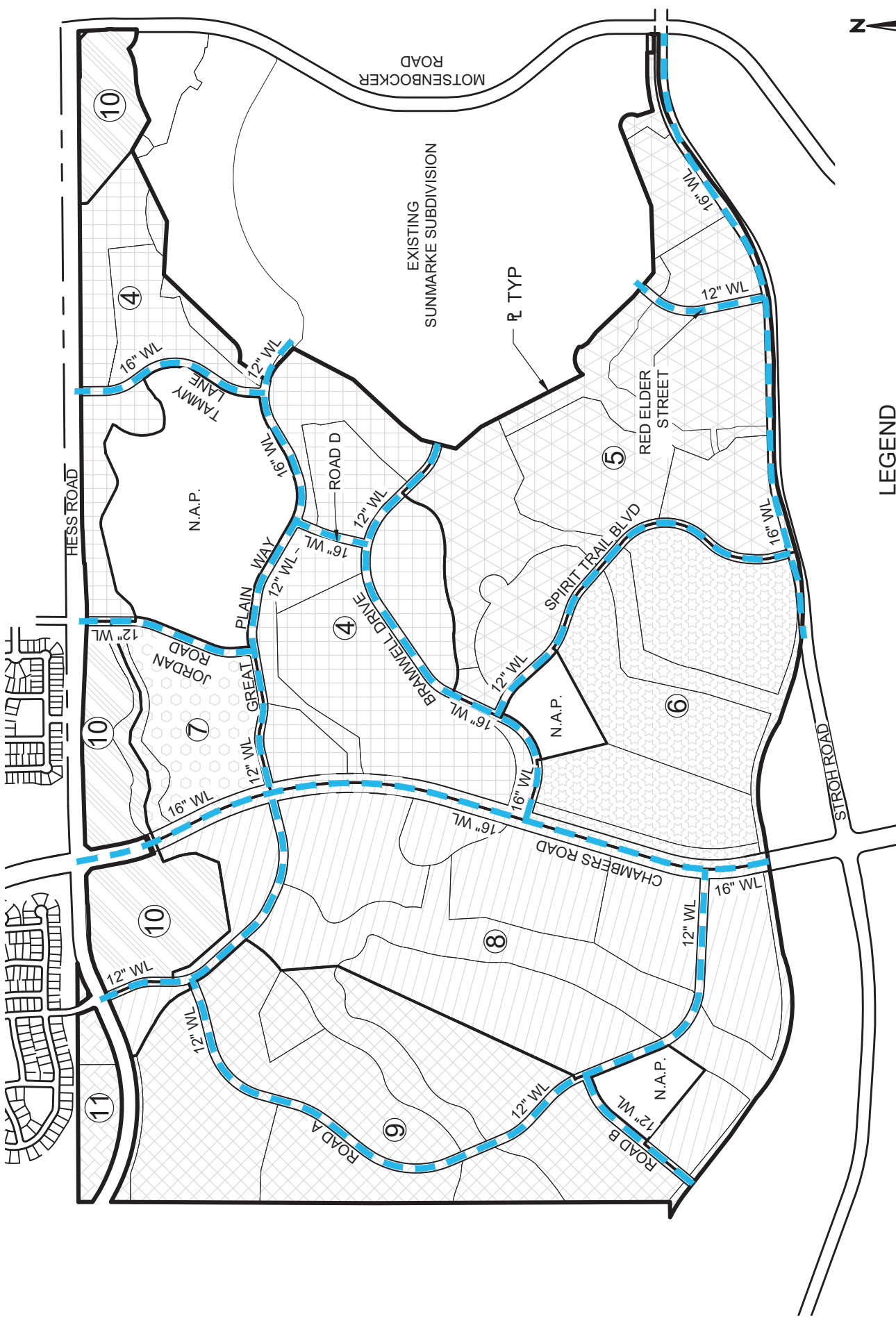
CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
ROADWAY SYSTEM

SHEET

1

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

Redland
WHERE GREAT PLACES BEGIN
720.383.6783 Office
1500 West Cassi Court
Littleton, Colorado 80120
REDLAND.COM



LEGEND
— WATERLINE (SIZE AS NOTED)

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
WATER SYSTEM

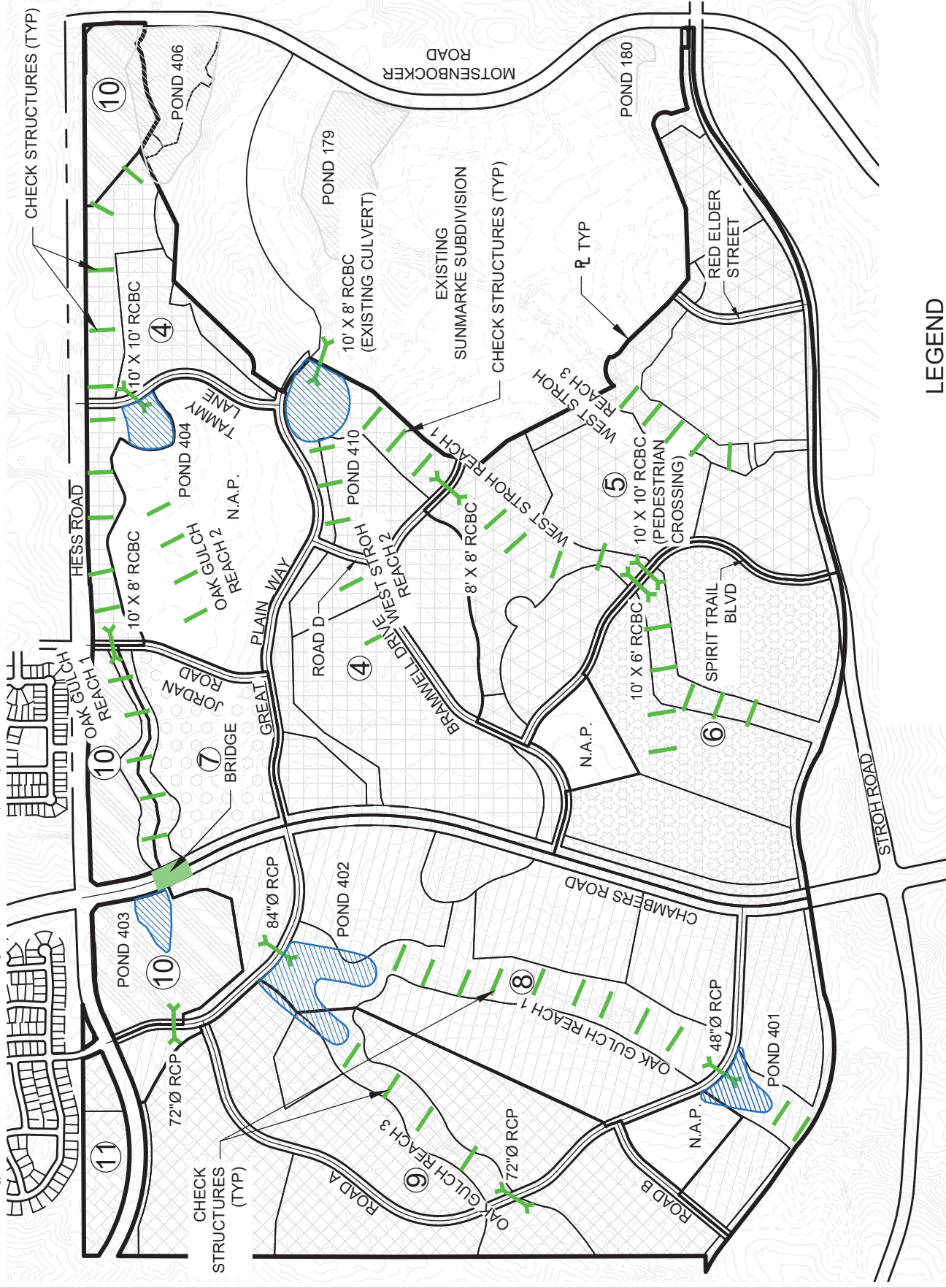
Redland

WHERE GREAT PLACES BEGIN

1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS.COM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

SHEET
2



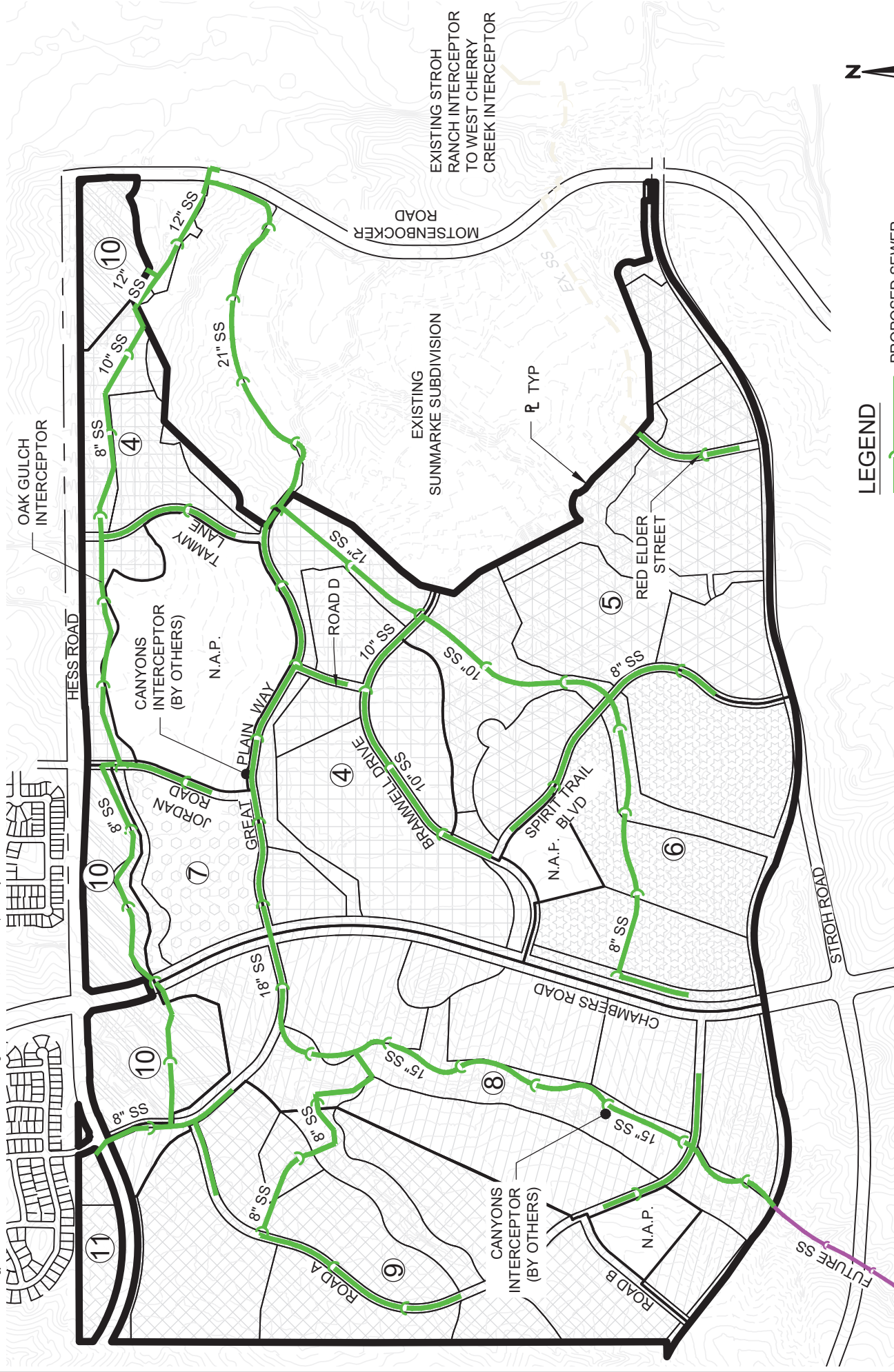
LEGEND

- 72"Ø RCP
- CULVERT
- CHECK STRUCTURE -
- CHANNEL IMPROVEMENT



DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
STORM DRAINAGE SYSTEM



LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- FUTURE SEWER

Redland
WHERE GREAT PLACES BEGIN
1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS, IN

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11

PUBLIC IMPROVEMENTS PLAN
SANITARY SEWER SYSTEM

SHEET

4

EXHIBIT F

Financial Plan

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

[illegible]

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	0										
2020	0	57,000	0	0	5,000	0	0	5,000	0	0	0
2021	0	57,000	0	0	5,000	0	0	5,000	0	0	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	91,576,189	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 \$7,000 (target) MID + 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]	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		3,297,116	210%	58%	205%
2029	3,146,290	3,143,891	2,399		3,299,515	201%	56%	205%
2030	3,272,141	3,271,394	747		3,300,262	200%	56%	201%
2031	3,272,141	3,269,766	2,375		3,302,637	192%	53%	201%
2032	3,403,027	3,402,832	195		3,302,832	191%	53%	197%
2033	3,403,027	3,401,461	1,566		3,304,397	182%	51%	197%
2034	3,539,148	3,534,631	4,517		3,308,914	181%	50%	194%
2035	3,539,148	3,538,211	937		3,309,851	172%	48%	194%
2036	3,680,714	3,676,026	4,688		3,314,539	171%	48%	190%
2037	3,680,714	3,678,945	1,769		3,316,308	163%	45%	190%
2038	3,827,942	3,825,946	1,996		3,318,304	161%	45%	187%
2039	3,827,942	3,827,592	350		3,318,654	152%	43%	187%
2040	3,981,060	3,978,167	2,893		3,321,547	150%	42%	184%
2041	3,981,060	3,978,081	2,979		3,324,526	142%	40%	184%
2042	4,140,302	4,136,771	3,531		3,328,058	140%	39%	181%
2043	4,140,302	4,139,341	961		3,329,019	132%	37%	180%
2044	4,305,914	4,305,381	533		3,329,552	129%	36%	177%
2045	4,305,914	4,304,842	1,072		3,330,625	121%	34%	177%
2046	4,478,151	4,477,620	531		3,331,156	117%	33%	174%
2047	4,478,151	4,473,360	4,791		3,335,947	110%	31%	175%
2048	4,657,277	4,657,264	13		3,335,960	106%	30%	172%
2049	4,657,277	4,653,518	3,759		3,339,719	99%	27%	172%
2050	4,843,568	4,842,630	938		3,340,658	95%	26%	169%
2051	4,843,568	4,838,633	4,935		3,345,593	87%	24%	169%
2052	5,037,311	5,037,188	123		3,345,716	83%	23%	166%
2053	5,037,311	5,037,022	289		3,346,005	75%	21%	166%
2054	5,238,803	5,233,949	4,854		3,350,859	71%	20%	164%
2055	5,238,803	5,236,849	1,954		3,352,813	63%	18%	164%
2056	5,448,355	5,446,383	1,972		3,354,786	58%	16%	162%
2057	5,448,355	5,446,125	2,230		3,357,016	51%	14%	162%
2058	5,666,290	5,662,195	4,095		3,361,111	46%	13%	159%
2059	5,666,290	5,662,861	3,429		3,364,540	39%	11%	160%
2060	5,892,941	5,889,396	3,545		3,368,085	33%	9%	157%
2061	5,892,941	5,889,762	3,179		3,371,264	26%	7%	157%
2062	6,128,659	6,125,538	3,121		3,374,385	20%	5%	155%
2063	6,128,659	6,124,380	4,279		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 24mnsPC]

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	0	10.000	0	0	0
2020	0	10.000	0	0	0
2021	0	10.000	0	0	0
2022	1,303,457	10.000	12,774	766	13,540
2023	15,694,678	10.000	153,808	9,228	163,036
2024	30,373,711	10.000	297,662	17,860	315,522
2025	45,205,569	10.000	443,015	26,581	469,595
2026	47,013,792	10.000	460,735	27,644	488,379
2027	47,013,792	10.000	460,735	27,644	488,379
2028	48,894,344	10.000	479,165	28,750	507,914
2029	48,894,344	10.000	479,165	28,750	507,914
2030	50,850,117	10.000	498,331	29,900	528,231
2031	52,884,122	10.000	518,264	31,096	549,360
2032	54,999,487	10.000	538,995	32,340	571,335
2033	57,199,467	10.000	560,555	33,633	594,188
2034	59,487,445	10.000	582,977	34,979	617,956
2035	59,487,445	10.000	582,977	34,979	617,956
2036	61,866,943	10.000	606,296	36,378	642,674
2037	64,341,621	10.000	630,548	37,833	668,381
2038	66,915,286	10.000	655,770	39,346	695,116
2039	66,915,286	10.000	655,770	39,346	695,116
2040	69,591,897	10.000	682,001	40,920	722,921
2041	72,375,573	10.000	709,281	42,557	751,837
2042	75,270,596	10.000	737,652	44,259	781,911
2043	78,281,420	10.000	767,158	46,029	813,187
2044	81,412,676	10.000	797,844	47,871	845,715
2045	84,669,183	10.000	829,758	49,785	879,543
2046	88,055,951	10.000	862,948	51,777	914,725
2047	91,576,189	10.000	897,466	53,848	951,314
2048					
2049					
2050					
2051					
2052					
2053					
2054					
2055					
2056					
2057					
2058					
2059					
2060					
2061					
2062					
2063					
2064					
			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)	Comm'l Totals
Base \$ ('19)	\$200/sf	
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

_____, 2025

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

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 May 18, 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

EXHIBIT H

Intergovernmental Agreement

EXHIBIT 2

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT 3

CERTIFICATE CONCERNING NOTICES OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE PLANS

IN RE THE SECOND AMENDED AND RESTATED SERVICE PLANS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

I, Alyssa K. Rios, a paralegal, at the law firm of WBA, PC, acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”), do hereby certify as follows:

1. That the Town Clerk of the Town of Parker (“**Town Council**”) set a public hearing for Monday, September 15, 2025 at 7:00 p.m. at Council Chambers, 20120 East Mainstreet Parker, CO 80138 (the “Hearing”), for the purpose of considering the Second Amended and Restated Service Plans (the “Service Plans”) for the Districts and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan;
2. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025, to to the governing body of any existing municipality or special district that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three miles of the Districts’ boundaries, as set forth on the list attached hereto as **Exhibit B** and incorporated herein by this reference;
3. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was published on August 21, 2025, in the *Douglas County News Press*. A copy of the Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated Service Plans is attached hereto as **Exhibit C** and incorporated herein by this reference;
4. That, pursuant to § 32-1-204(1.5), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was sent by U.S. mail on August 21, 2025 (which date is no more than thirty days nor less than twenty days prior to the Hearing), to the property owners within the Districts as listed on the records of the County Assessor, as set forth on the list attached hereto as **Exhibit D** and incorporated herein by this reference;
5. That, pursuant to § 32-1-202(1)(a), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025 to the Division of Local Government.

Signed this 21st day of August, 2025.

By: Alyssa K Rios
Alyssa K. Rios, Paralegal

EXHIBIT A
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Notice of Public Hearing on Second Amended and Restated Service Plans)

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT B
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of 3-Mile Taxing Entities)

Name	Contact	C/O	Address	City	State	Zip
Antelope Heights Metro District	Nicholas Carlson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Anthology West Metro District 2	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 3	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6 Debt Service	Tisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canterberry Crossing Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
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
Canyons Metro District 3 Debt Service	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 4	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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	Ben McDowell	Advance HOA Management	3600 S. Yosemite St Ste 400	Denver	CO	80237
Carousel Farms Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
Chambers Commercial Center Business Improv Dist	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Cherry Creek Basin Water Quality Authority	Administer Cherry Creek Basin Authority		PO Box 3166	Centennial	CO	80161
Cherry Creek South Metro District 1	Alisia Kear	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	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
Cherry Creek South Metro District 11 Debt Service	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
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
Cielo Metro District	Clint C. Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
City of Castle Pines	Attn: Finance Department		7437 Village Square Drive Suite 200	Castle Pines	CO	80108
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
Crowfoot Valley Ranch Metro District 2	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Douglas County Government	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Downtown Parker Business Improvement District	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
E-470 Public Highway Authority	Tim Stewart		22470 E Stephen D Hogan Pkwy Ste 100	Aurora	CO	80018
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
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
High Prairie Farms Metro District	Stephanie Odewumi	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
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	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Kime Ranch Metro District	Elisabeth A. Cortese	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Lincoln Creek Metro District	Colin B Mielke	Seter & Vander Wall PC	7400 E Orchard Rd Ste 3300	Greenwood Village	CO	80111
Lincoln Meadows Metro District	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Lincoln Meadows Metro District Debt Service	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Meadowlark Metro District	Nikolas Wagner	Centennial Consulting Group, LLC	2619 Canton Ct Ste A	Fort Collins	CO	80525
Meridian Village Metro District 1 Debt Service	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Meridian Village Metro District 2	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Neu Towne Metro District	Matthew P Ruhland	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Newlin Crossing Metro District	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80104
Olde Town Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Overlook Metro District	Paula J Williams	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Automotive Metro District	Jennifer G Tanaka	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Homestead Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Water & Sanitation District	Ron Redd		13939 Ancestry Dr	Parker	CO	80134
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
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	K Sean Allen	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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 1 Debt Service	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
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 Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata North Metro District	David Greher	Cockrel Ela Glesne Greher & Ruhland, PC	44 Cook St Ste 620	Denver	CO	80206
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
Reata South Metro District	Paul R Cockrel	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Regency Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Regional Transportation District	Todd Nikkel		1660 Blake St, FAS-51	Denver	CO	80202
Robinson Ranch Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Salisbury Heights Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111

[illegible]

EXHIBIT C
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

**(Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated
Service Plans)**

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a Weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made on 08/21/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

PUBLICATION DATES: August 21, 2025



For The Douglas County News Press

State of Colorado }
County of Douglas } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 08/21/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-578781
Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m.**, at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

Legal Notice No. DC 1774
Publication: August 21, 2025
Publisher: Douglas County News Press

EXHIBIT D
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of Property Owners)

NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATECODE	ZIPCODE
ANTHOLOGY WEST MASTER	HOMEOWNERS ASSOCIATION INC	7208 S TUCSON WAY STE 125		CENTENNIAL	CO	801126748
CHERRY CREEK SOUTH METRO DISTRICT 4		2154 E COMMONS AVE STE 2000		CENTENNIAL	CO	801221880
LENNAR COLORADO LLC		9193 S JAMAICA ST FL 4		ENGLEWOOD	CO	801125946
NORTH PARKER INVESTMENTS LLC		7339 E EVANS RD STE 201		SCOTTSDALE	AZ	852603190
PARKER WATER AND SANITATION DISTRICT		18100 WOODMAN DR		PARKER	CO	801343452
RICHMOND AMERICAN HOMES OF	COLORADO INC	4350 S MONACO ST		DENVER	CO	802373400
TANTERRA DEVELOPMENT III LLC		7353 S ALTON WAY STE A100		CENTENNIAL	CO	801122329
TH TANTERRA LLC		ATTN: VP LAND ACQUISITION	8350 E CRESCENT PKWY STE 450	GREENWOOD VILLAGE	CO	801112997
TOWN OF PARKER		20120 E MAINSTREET		PARKER	CO	801387334
TPG AG EHC III LEN MULTI STATE 4 LLC		C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	852555473

ORDINANCE NO. 9.315.1, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE FIRST AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO, 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 First Amendment to Amended and Restated Intergovernmental Agreement 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

FIRST AMENDMENT TO 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 15th day of September, 2025, 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 First Amendment to Amended and Restated Service Plan approved by the Town on September 15, 2025 (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, all as directed by the Town. The District shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all

necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

13. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under the Service Plan.

14. 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.

15. 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.

16. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-15 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.

17. 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.

18. 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 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.

19. 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:	WBA. PC
	Attn: Kristin J. Bowers, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: kbowers@wbapc.com

To the Town: Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7334
Attn: Jamie Wynn, Town Attorney
cc: Chris Fiandaca, 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.

20. 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

Joshua Rivero, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 10**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kim Jensen President

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:
 - Hess Road
 - Stroh Road
 - Chambers Road
 - Great Plains Way
 - Jordan Road
 - Tammy Lane
 - Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - 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. 25-066, Series of 2025

TITLE: A RESOLUTION TO APPROVE THE SECOND AMENDED AND RESTATED SERVICE PLAN FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NO. 11

WHEREAS, by Resolution No. 04-078.1, the Town Counsel 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, by Resolution No. 20-027, Series 2020, the Town Council of the Town on June 15, 2020, approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11; and

WHEREAS, Cherry Creek South Metropolitan District No. 11 (the “District”) has filed a Second Amended and Restated Service Plan (the “Service Plan”) in the office of the Town Clerk of the Town; 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 Counsel 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 *Douglas County News-Press* on August 21, 2025, 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 August 21, 2025, 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 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 and the Code, the Town Council held a public hearing on the Service Plan for the District on September 15, 2025; 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, has 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 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

That the approval of the Service Plan for the district will not foster urban development that is remote or incapable of being integrated with existing urban areas, or place a burden on the Town of 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 Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

**SECOND 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: August 4, 2025

Approved: September 15, 2025

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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**”). 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.

On June 15, 2020, by Resolution No. 20-027, Series of 2020, the Town approved the Amended and Restated Service Plan for Cherry Creek South Metropolitan District No. 11 (the “**Amended Service Plan**”). On November 2, 2022, by Resolution No. 22-065, Series of 2022, the Town approved adjustment of mill levies resulting from legislative or constitutionally mandated reductions to be appended to the Amended Service Plan.

This Second 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 Town’s 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 Second Amended and Restated Service Plans. This Service Plan entirely replaces and supersedes the Amended 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.

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.

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 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.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures within the District with the intention of selling to others is not an End User.

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.

Fees: means any fee imposed by the District for services, programs or facilities provided by the District, as described in Section V.A.9. below.

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 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 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 or statutorily 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, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, 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 Tanterra.

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 Assessment: means the levy of an assessment within the boundaries of a special improvement district pursuant to Section V.A. 10.

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 the first year the District is able to certify 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 be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

10. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under this Service Plan.

11. 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.

12. 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.

13. 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.

14. 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. 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.

15. 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 \$103,034,362.50. 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 imposed by the District for the payment of Debt shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy for the payment of Debt above the Maximum Debt Mill Levy for any purpose other than a Mill Levy Adjustment 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 Maximum Mill Levy adjustment as a material modification of the Service Plan. If the Town Council determines that such proposed adjustment to the Maximum Debt Mill Levy 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 proposed Maximum Debt 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 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 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 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 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

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, including Special Assessments;

8. A summary of Special Assessments outstanding and a statement or representation that any and all Special Assessments were satisfied and discharged prior to the transfer of title to any property to an End User;

9. 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;

10. 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

11. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

12. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

13. 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 within thirty (30) days of approval of this Service Plan by the Town.

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 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

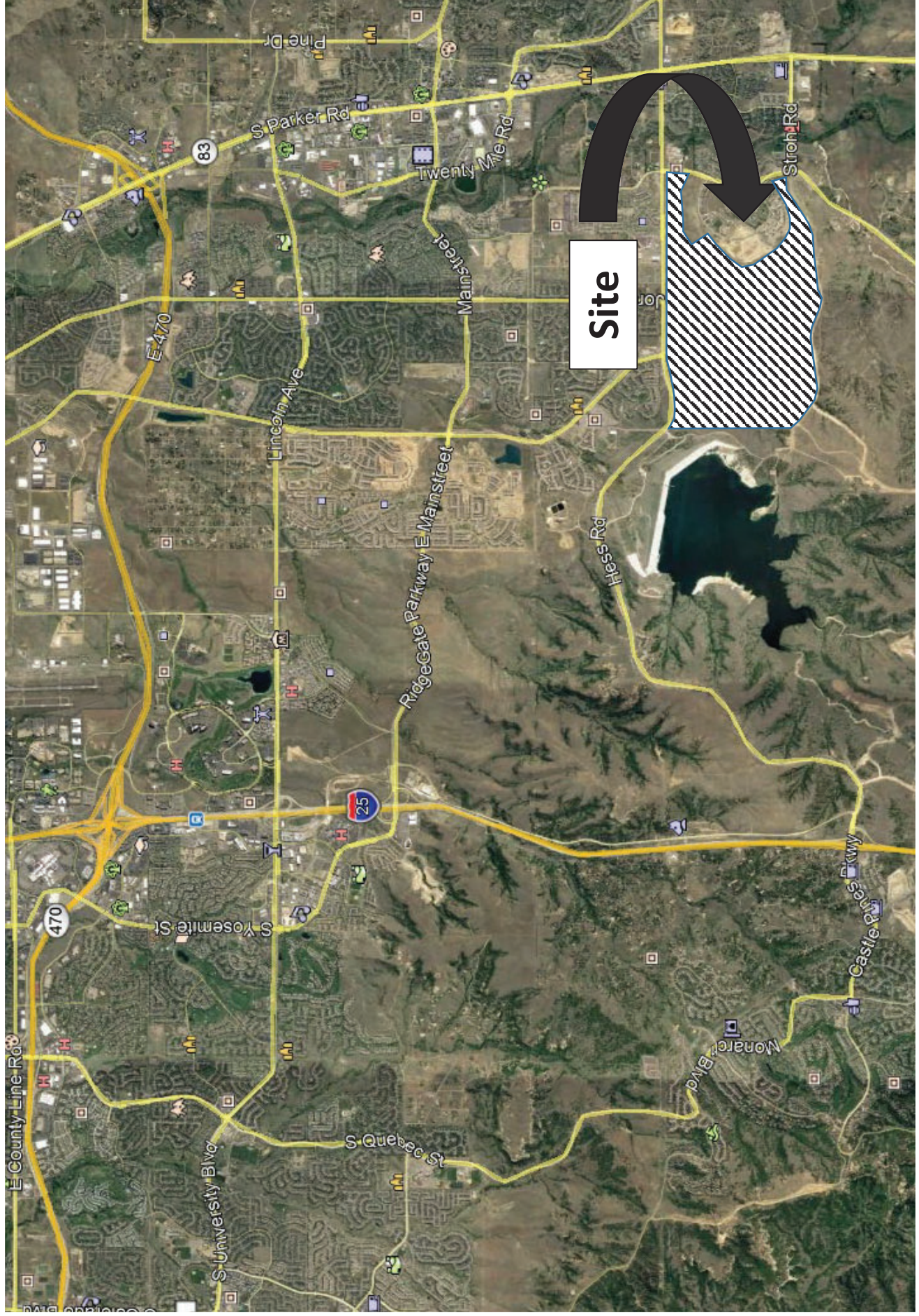


EXHIBIT C

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

1689.03'

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

CORRECTION SPECIAL WARRANTY DEED
REC. NO. 2011077256

$\Delta=56^{\circ}54'56''$
 $R=1580.00'$
 $L=1569.52'$

NORTHERLY
RIGHT-OF-WAY LINE

N00°12'59"E 2659.41'
WEST LINE OF THE NW1/4 OF SEC. 32

HESS ROAD

SPECIAL WARRANTY DEED
(REC. NO. 2009012692)

NW 1/4 SEC. 32,
T.6S., R.66W., SIXTH P.M.

520.11'

HESS ROAD

SPECIAL WARRANTY DEED
REC. NO. 2004088617

S11°41'29"E
(RADIAL)

PARCEL 2
20,007 SF
0.459 AC

C1

L1

C2

L2

C3

L4

C4

L4

C4

L4

C4

L4

C4

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C4

L4

PARCEL NO. 1

LINE TABLE		CURVE TABLE	
LINE	BEARING	DELTA	LENGTH
L1	S23°23'32"E	10°24'45"	58.15'
L2	S66°36'28"W	320.00'	31.42'
L3	N00°12'59"E	20.00'	31.42'

PARCEL NO. 2

LINE TABLE		CURVE TABLE	
LINE	BEARING	DELTA	LENGTH
L4	N36°55'39"W	10°02'53"	46.47'

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.

N 1/4 CORNER SEC. 32,
T.6S., R.66W., SIXTH P.M.
FOUND 12X5X3 STONE

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

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

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

D10 Public Perimeter Improvements*	Public Improvements	Landscaping**
	\$ 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		
Total:	\$76,130,986.00	\$1,197,300.00
		\$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.

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 (Secton 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 (Secton 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

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



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.



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/MONUMENTATION

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.
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Englewood, Colorado 80112
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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.
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720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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.
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
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 COST ESTIMATE

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 Suite 240
 Englewood, Colorado 80112
 720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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10333 E. Dry Creek Rd
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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JOB NUMBER: 8.13.0326901
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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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	1,720	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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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 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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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.
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Suite 240
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720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Rd
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Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	1,364	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



PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X MANAGEMENT
COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



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

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



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

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



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

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



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

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**



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

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
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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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**



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd
 Suite 240
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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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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**



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

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 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)	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



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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10333 E. Dry Creek Rd
Suite 240
Englewood, Colorado 80112
720.482.9526 Fax 720.482.9546

PROJECT: ANTHOLOGY SEGMENT 1A
CLIENT: E5X 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**



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

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



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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
 CLIENT: E5X MANAGEMENT
 COST ESTIMATE

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 720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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



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

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



PROJECT: ANTHOLOGY SEGMENT 1A
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COST ESTIMATE

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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

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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 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)	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



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720.482.9526 Fax 720.482.9546

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



PROJECT: ANTHOLOGY SEGMENT 1A
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COST ESTIMATE

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720.482.9526 Fax 720.482.9546

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
	4x6' BOX CULVERT (Class III RCBC)	0	L.F.	\$600.00	\$0.00
	6'X10' BOX CULVERT (Class III RCBC)	0	L.F.	\$875.00	\$0.00
	HEADWALL (PER CDOT STANDARD) (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

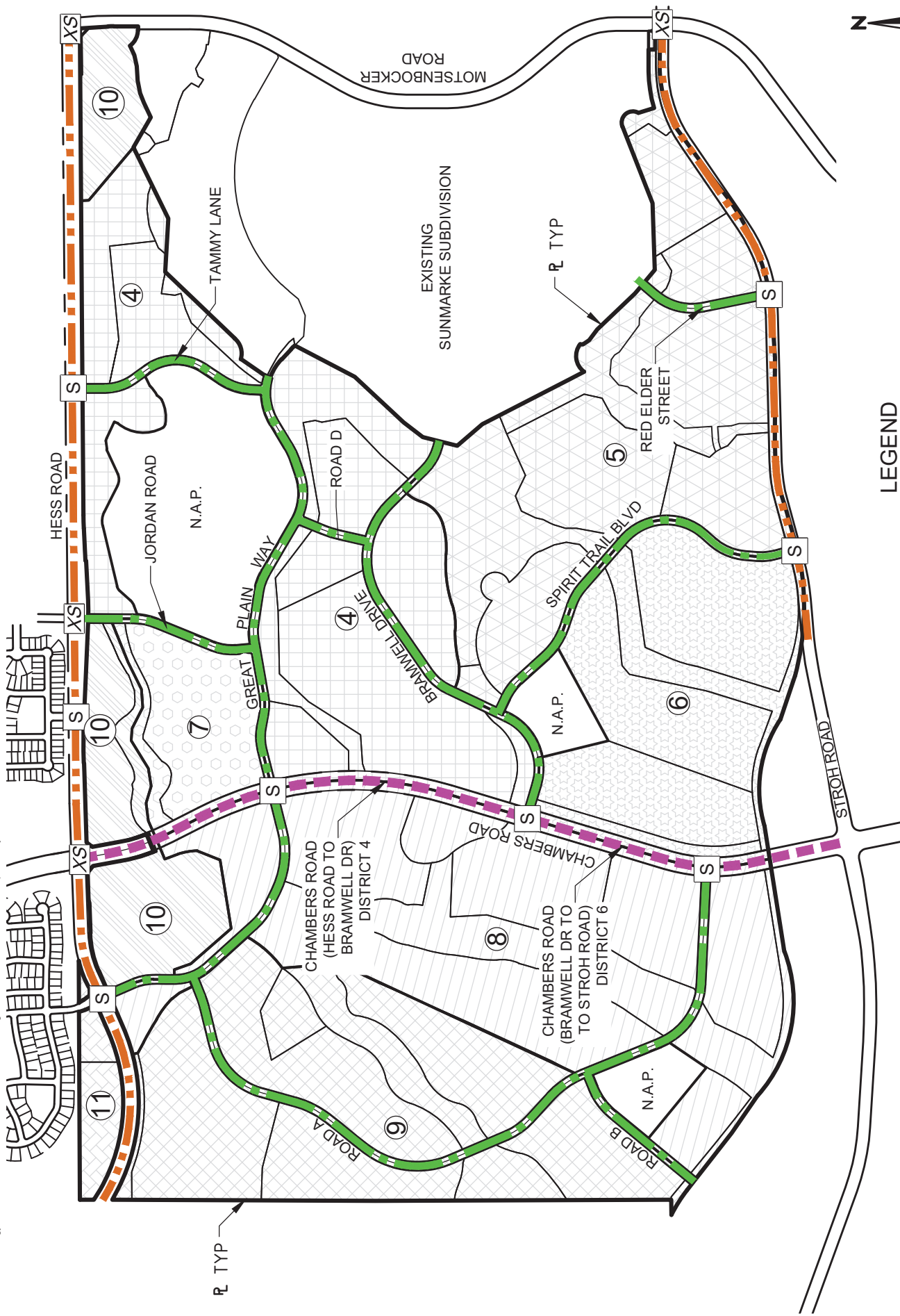
STREET A4

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

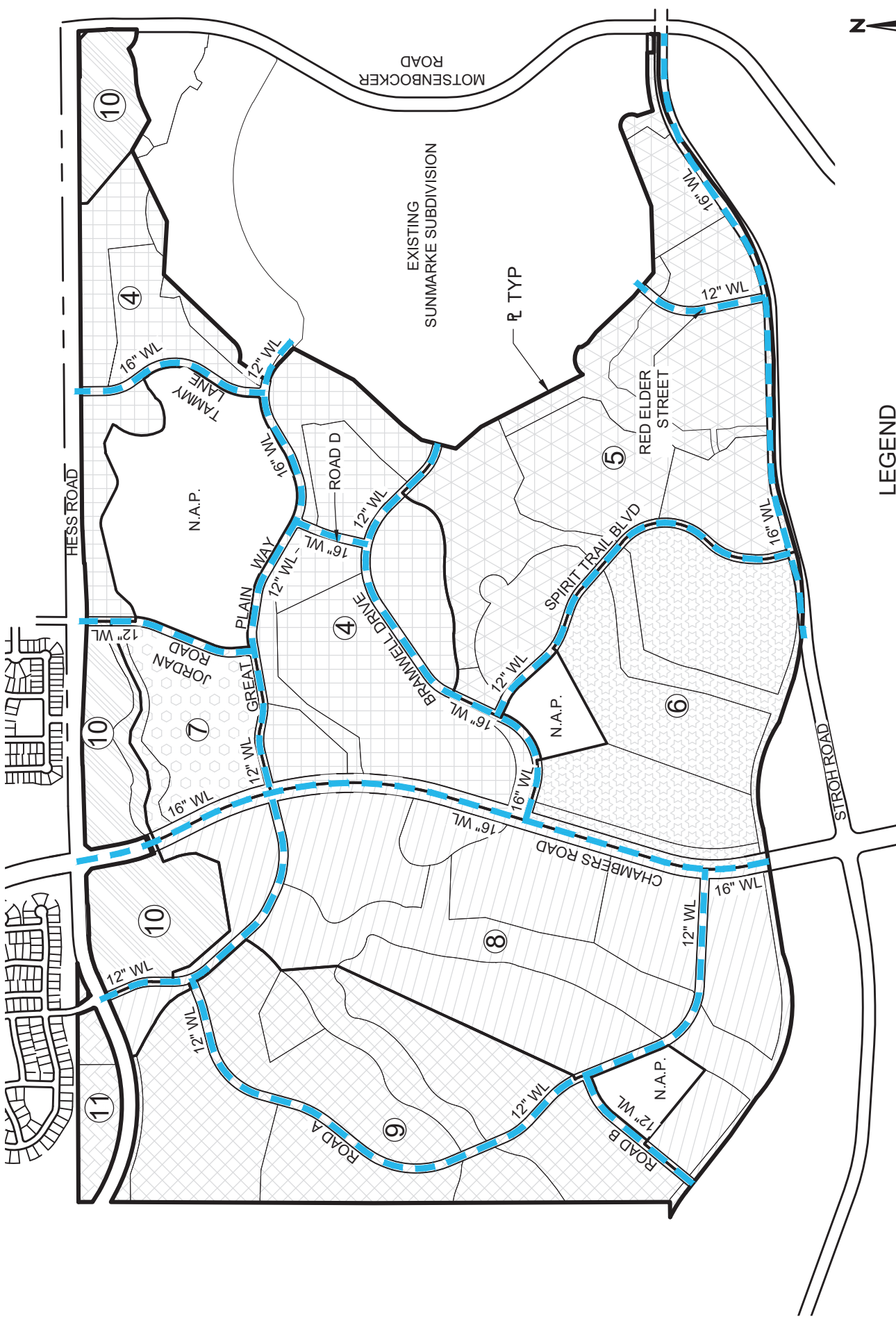
- PRINCIPAL ARTERIAL
- ARTERIAL
- RESIDENTIAL COLLECTOR
- EXISTING SIGNAL
- PROPOSED SIGNAL



DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11 PUBLIC IMPROVEMENTS PLAN ROADWAY SYSTEM

SHEET



LEGEND
— WATERLINE (SIZE AS NOTED)

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11
PUBLIC IMPROVEMENTS PLAN
WATER SYSTEM

Redland

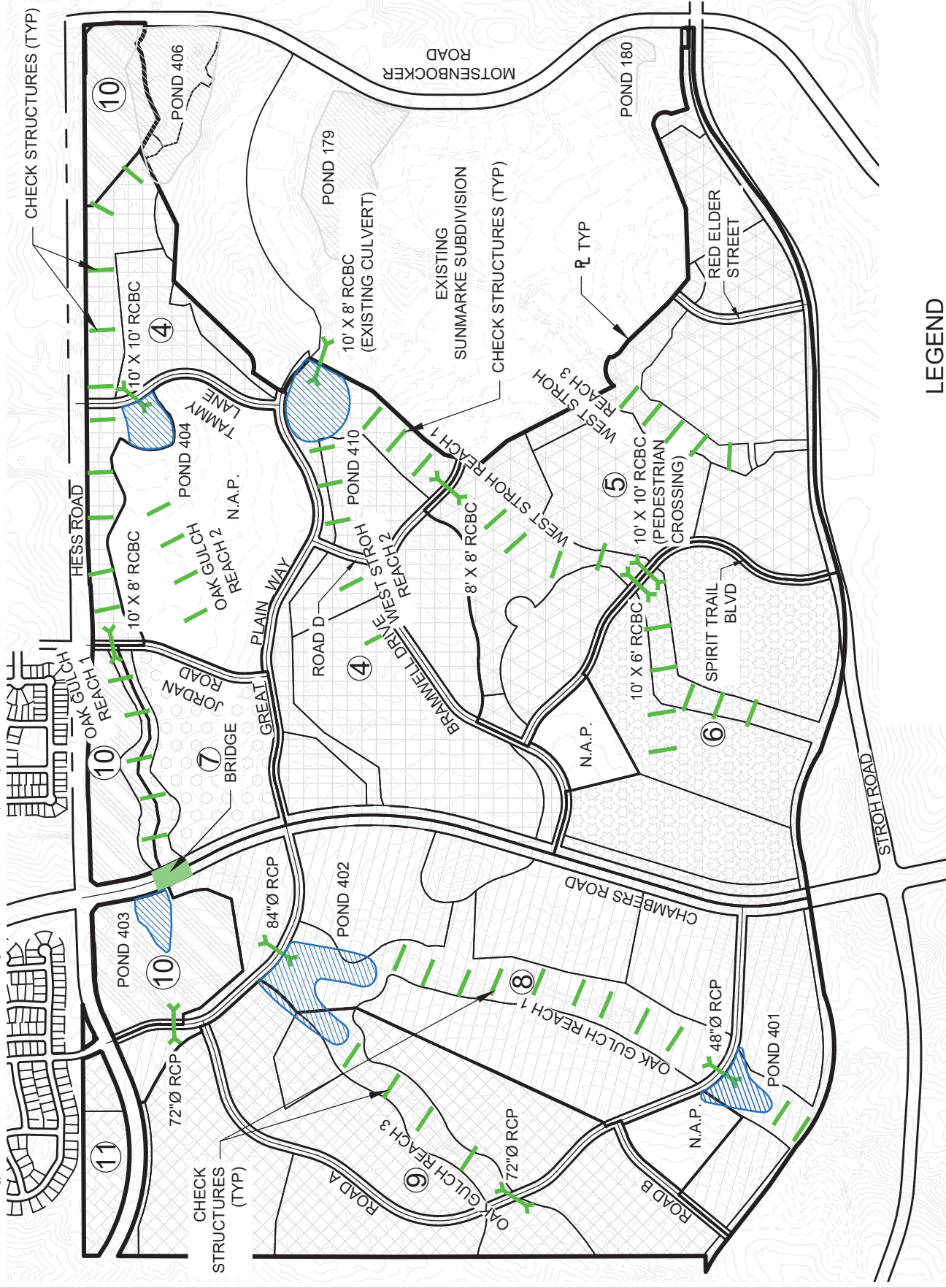
WHERE GREAT PLACES BEGIN

1110 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS.COM

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

SHEET

2



LEGEND

72"Ø RCP

CULVERT

CHECK STRUCTURE -

CHANNEL IMPROVEMENT

Redland
WHERE GREAT PLACES BEGIN
1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS.COM

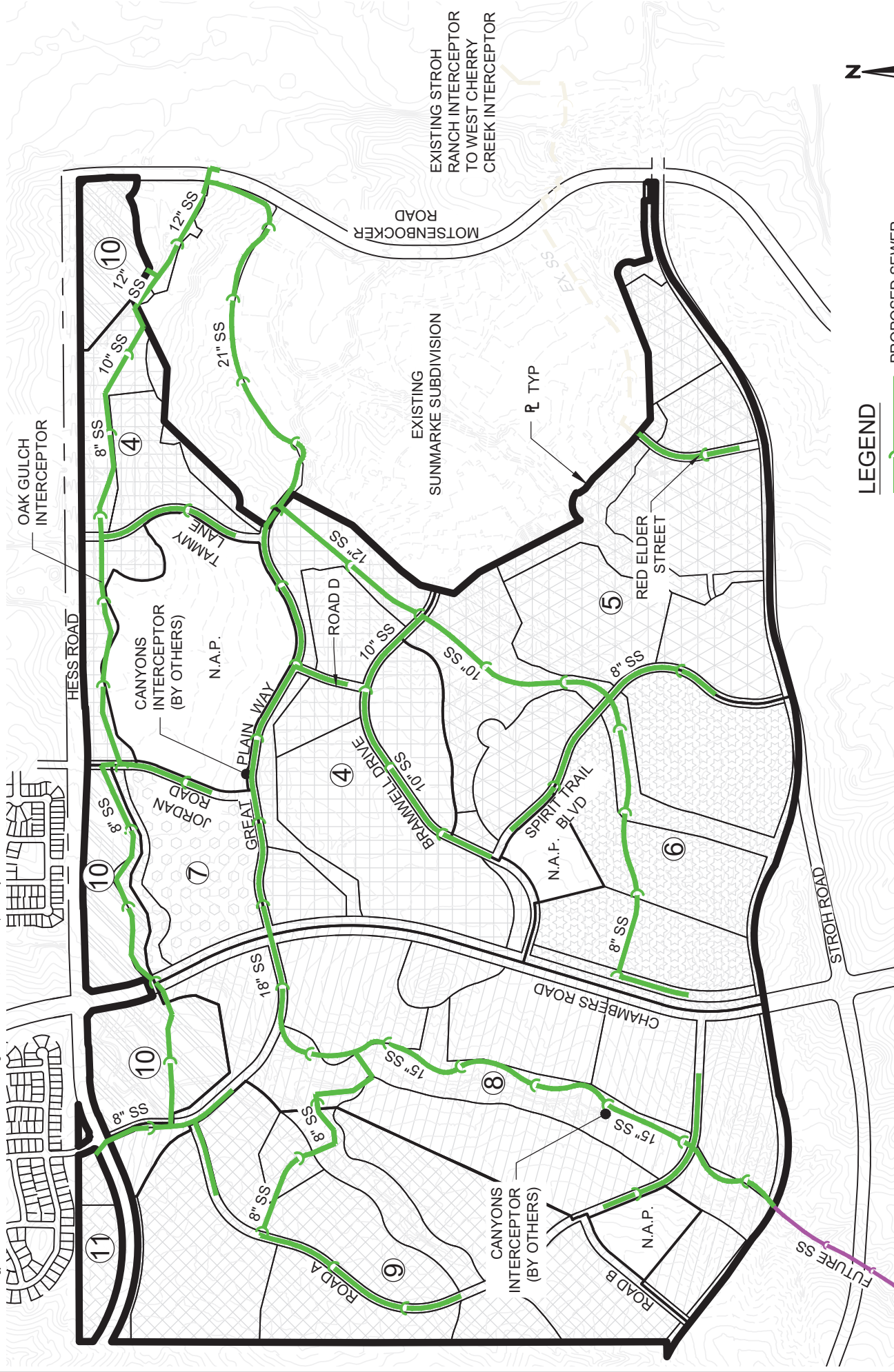
DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11

PUBLIC IMPROVEMENTS PLAN
STORM DRAINAGE SYSTEM

SHEET

3



LEGEND

- PROPOSED SEWER
- EXISTING SEWER
- FUTURE SEWER

Redland
WHERE GREAT PLACES BEGIN
1100 West Coast Court
Indianapolis, IN 46202
INDIANAPOLIS, IN
INDIANAPOLIS, IN

DATE	2-10-20
DRAWN	WC
CHECKED	FT
APPROVED	FT
PROJECT NO.	12023.D01

CHERRY CREEK SOUTH
METROPOLITAN DISTRICT NOS. 4-11

PUBLIC IMPROVEMENTS PLAN
SANITARY SEWER SYSTEM

SHEET

4

EXHIBIT F

Financial Plan

[illegible]

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 DIS -- 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]	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	57,000	0	\$0	5,000	0	0	5,000	0	0	0
2022	7,125,000	57,000	0	0	5,000	0	0	5,000	0	0	0
2023	10,470,000	57,000	115,421	6,925	5,000	10,125	607	5,000	10,125	607	143,810
2024	15,307,490	57,000	477,637	28,658	5,000	41,898	2,514	5,000	41,898	2,514	595,119
2025	32,015,167	57,000	996,545	59,793	5,000	87,416	5,245	5,000	87,416	5,245	1,241,660
2026	30,628,364	57,000	1,937,587	116,255	5,000	169,964	10,198	5,000	169,964	10,198	2,414,165
2027	39,101,480	57,000	3,085,015	185,101	5,000	270,615	16,237	5,000	270,615	16,237	3,843,821
2028	56,072,631	57,000	3,545,801	212,748	5,000	311,035	18,662	5,000	311,035	18,662	4,417,943
2029	63,476,558	57,000	3,837,676	230,261	5,000	336,638	20,198	5,000	336,638	20,198	4,781,610
2030	68,701,685	57,000	3,865,128	231,908	5,000	339,046	20,343	5,000	339,046	20,343	4,815,814
2031	69,193,121	57,000	4,019,733	241,184	5,000	352,608	21,156	5,000	352,608	21,156	5,008,446
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	4,180,522	250,831	5,000	366,712	22,003	5,000	366,712	22,003	5,208,784
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	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
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	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
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	4,702,519	282,151	5,000	412,502	24,750	5,000	412,502	24,750	5,859,174
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	4,890,620	293,437	5,000	429,002	25,740	5,000	429,002	25,740	6,093,540
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	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
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	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
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	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
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	102,422,722	57,000	5,721,333	343,280	5,000	501,871	30,112	5,000	501,871	30,112	7,128,590
2050	102,422,722	57,000	5,721,333	343,280	5,000	501,871	30,112	5,000	501,871	30,112	7,128,590
2051	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
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	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
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	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
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	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
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	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
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	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
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 \$7,000 (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]	Annual Surplus	Surplus Release	Cumulative Surplus*	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ District + Infra. Capital +
2021	0		n/a			6447%	64%	0%
2022	0	\$0	0		7,900,000	1558%	36%	0%
2023	143,810	0	143,810	0	8,043,810	747%	21%	0%
2024	595,119	0	595,119	0	8,638,930	384%	17%	0%
2025	1,241,660	0	1,241,660	0	9,880,590	241%	15%	261%
2026	2,414,165	4,076,379	(1,662,214)	0	8,218,376	210%	15%	290%
2027	3,843,821	4,076,379	(232,558)	0	7,985,818	193%	15%	281%
2028	4,417,943	4,416,379	1,564	0	7,987,382	191%	15%	267%
2029	4,781,610	4,780,975	635	0	7,988,017	183%	14%	266%
2030	4,815,814	4,814,096	1,718	0	7,989,735	181%	14%	260%
2031	5,008,446	5,005,534	2,912	0	7,992,647	173%	13%	254%
2032	5,008,446	5,005,393	3,053	0	7,995,700	163%	12%	254%
2033	5,208,784	5,204,334	4,450	0	8,000,150	161%	12%	248%
2034	5,208,784	5,206,237	2,547	0	8,002,697	153%	12%	242%
2035	5,417,135	5,416,916	219	0	8,002,916	143%	11%	237%
2036	5,417,135	5,414,945	2,190	0	8,005,106	129%	10%	232%
2037	5,633,821	5,631,597	2,224	0	8,007,330	121%	9%	232%
2038	5,633,821	5,630,140	3,681	0	8,011,011	118%	9%	227%
2039	5,859,174	5,857,000	2,174	0	8,013,184	107%	8%	222%
2040	6,093,540	6,091,289	2,251	0	8,017,219	99%	8%	217%
2041	6,093,540	6,083,106	434	0	8,019,905	95%	7%	213%
2042	6,337,282	6,332,475	4,807	0	8,024,712	87%	6%	209%
2043	6,337,282	6,337,052	230	0	8,026,993	76%	5%	208%
2044	6,590,773	6,588,722	2,051	0	8,027,932	71%	5%	204%
2045	6,590,773	6,589,835	938	0	8,029,601	64%	4%	204%
2046	6,854,404	6,852,735	1,669	0	8,031,054	52%	4%	200%
2047	6,854,404	6,854,313	91	0	8,031,596	46%	4%	200%
2048	7,128,580	7,127,219	1,361	0	8,041,252	39%	3%	197%
2049	7,128,580	7,128,038	542	0	8,043,143	28%	2%	197%
2050	7,413,724	7,409,726	3,998	0	8,046,022	20%	1%	189%
2051	7,413,724	7,413,562	162	0	8,050,197	13%	1%	189%
2052	7,710,273	7,707,655	2,618	0	8,053,921	7%	0%	100%
2053	7,710,273	7,707,978	2,295	0	8,056,306	0%	0%	0%
2054	8,018,684	8,018,099	585	0	8,061,484			
2055	8,018,684	8,018,379	305	0	8,064,484			
2056	8,339,431	8,337,845	1,586	0	8,066,070			
2057	8,339,431	8,336,552	2,879	0	8,068,949			
2058	8,673,008	8,668,833	4,175	0	8,073,124			
2059	8,673,008	8,669,284	3,724	0	8,076,848			
2060	9,019,928	9,017,544	2,384	0	8,081,232			
2061	9,019,928	9,017,750	2,178	0	8,083,410			
2062				8,058,484				
2063								
	240,867,918	240,709,434	158,484	8,058,484				

[C:\Mar4\20_23\rrspc]

[*] 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	0	10.000	0	0	0
2022	0	10.000	0	0	0
2023	2,066,250	10.000	20,249	1,215	21,464
2024	8,550,615	10.000	83,796	5,028	88,824
2025	17,840,052	10.000	174,833	10,490	185,322
2026	34,686,480	10.000	339,928	20,396	360,323
2027	55,227,631	10.000	541,231	32,474	573,705
2028	63,476,558	10.000	622,070	37,324	659,394
2029	68,701,685	10.000	673,277	40,397	713,673
2030	69,193,121	10.000	678,093	40,686	718,778
2031	71,960,846	10.000	705,216	42,313	747,529
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	94,696,564	10.000	928,017	55,681	983,698
2047	94,696,564	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

[illegible]

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

_____, 2025

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

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 Second Amended and Restated Service Plan approved by the Town on _____, 2025, 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

EXHIBIT H

Intergovernmental Agreement

EXHIBIT 2

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT 3

CERTIFICATE CONCERNING NOTICES OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE PLANS

IN RE THE SECOND AMENDED AND RESTATED SERVICE PLANS FOR CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS. 4-11, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

I, Alyssa K. Rios, a paralegal, at the law firm of WBA, PC, acting on behalf of the Cherry Creek South Metropolitan District Nos. 4-11 (the “Districts”), do hereby certify as follows:

1. That the Town Clerk of the Town of Parker (“**Town Council**”) set a public hearing for Monday, September 15, 2025 at 7:00 p.m. at Council Chambers, 20120 East Mainstreet Parker, CO 80138 (the “Hearing”), for the purpose of considering the Second Amended and Restated Service Plans (the “Service Plans”) for the Districts and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan;
2. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025, to to the governing body of any existing municipality or special district that has levied an ad valorem tax within the next preceding tax year and that has boundaries within a radius of three miles of the Districts’ boundaries, as set forth on the list attached hereto as **Exhibit B** and incorporated herein by this reference;
3. That, pursuant to § 32-1-204(1), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was published on August 21, 2025, in the *Douglas County News Press*. A copy of the Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated Service Plans is attached hereto as **Exhibit C** and incorporated herein by this reference;
4. That, pursuant to § 32-1-204(1.5), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was sent by U.S. mail on August 21, 2025 (which date is no more than thirty days nor less than twenty days prior to the Hearing), to the property owners within the Districts as listed on the records of the County Assessor, as set forth on the list attached hereto as **Exhibit D** and incorporated herein by this reference;
5. That, pursuant to § 32-1-202(1)(a), C.R.S., the Notice of Public Hearing on Second Amended and Restated Service Plans, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, was provided by U.S. mail on August 21, 2025 to the Division of Local Government.

Signed this 21st day of August, 2025.

By: Alyssa K Rios
Alyssa K. Rios, Paralegal

EXHIBIT A
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Notice of Public Hearing on Second Amended and Restated Service Plans)

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m., at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF
THE TOWN OF PARKER

PUBLISHED IN: *Douglas County News Press*
PUBLISHED ON: August 21, 2025

EXHIBIT B
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of 3-Mile Taxing Entities)

Name	Contact	C/O	Address	City	State	Zip
Antelope Heights Metro District	Nicholas Carlson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Anthology West Metro District 2	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 3	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 4	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 5	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6	Trisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Anthology West Metro District 6 Debt Service	Tisha K Harris	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canterberry Crossing Metro District	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Canterberry Crossing Metro District II	Matthew Urkoski	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
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
Canyons Metro District 3 Debt Service	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Canyons Metro District 4	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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	Ben McDowell	Advance HOA Management	3600 S. Yosemite St Ste 400	Denver	CO	80237
Carousel Farms Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Castle Rock Fire Protection District	Tom George	Spencer Fane LLP	1700 Lincoln St Ste 2000	Denver	CO	80203-4554
Cedar Hill Cemetery Association	Neil Adams		880 E Wolfensberger Rd	Castle Rock	CO	80104
Chambers Commercial Center Business Improv Dist	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Cherry Creek Basin Water Quality Authority	Administer Cherry Creek Basin Authority		PO Box 3166	Centennial	CO	80161
Cherry Creek South Metro District 1	Alisia Kear	Professional Community Mgmt Services	7208 S Tuscan Way Ste 125	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
Cherry Creek South Metro District 11 Debt Service	Kristin B Tompkins	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
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
Cielo Metro District	Clint C. Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80112
City of Castle Pines	Attn: Finance Department		7437 Village Square Drive Suite 200	Castle Pines	CO	80108
City of Lone Tree	Jay Robb		9220 Kimmer Dr Ste 100	Lone Tree	CO	80124
Crowfoot Valley Ranch Metro District 2	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
Denver SE Suburban Water & Sanitation District	Heather W Beasley		5242 Old Schoolhouse Rd	Parker	CO	80134
Douglas County Government	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Law Enforcement	Martha Marshall	Douglas County Finance	100 Third St	Castle Rock	CO	80104
Douglas County Re-1 School District	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Cap Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Debt Service	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Schools - Insurance Reserve	Colleen Doan		701 Prairie Hawk Dr	Castle Rock	CO	80109
Douglas County Soil Conservation District	Pam Brewster		PO Box 688	Franktown	CO	80116
Douglas Public Library District	Bob Pasicznyuk		100 S Wilcox St	Castle Rock	CO	80104
Downtown Parker Business Improvement District	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
E-470 Public Highway Authority	Tim Stewart		22470 E Stephen D Hogan Pkwy Ste 100	Aurora	CO	80018
Franktown Fire Protection District	David Woodrick		1959 N Hwy 83	Franktown	CO	80116
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
High Prairie Farms Metro District	Stephanie Odewumi	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111
Horse Creek Metro District	Peggy Ripko	Special District Management Services Inc	141 Union Blvd Ste 150	Lakewood	CO	80228-1898
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	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Kime Ranch Metro District	Elisabeth A. Cortese	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Lincoln Creek Metro District	Colin B Mielke	Seter & Vander Wall PC	7400 E Orchard Rd Ste 3300	Greenwood Village	CO	80111
Lincoln Meadows Metro District	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Lincoln Meadows Metro District Debt Service	Jill Smith	Strawberry Holdings Inc	9068 Forsstrom Dr #C-1	Lone Tree	CO	80124
Meadowlark Metro District	Nikolas Wagner	Centennial Consulting Group, LLC	2619 Canton Ct Ste A	Fort Collins	CO	80525
Meridian Village Metro District 1 Debt Service	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Meridian Village Metro District 2	Ken Lykens		8351 E Belleview Ave	Denver	CO	80237
Neu Towne Metro District	Matthew P Ruhland	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Newlin Crossing Metro District	Clint C Waldron	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80104
Olde Town Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Overlook Metro District	Paula J Williams	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Automotive Metro District	Jennifer G Tanaka	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
Parker Central Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Homestead Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Parker Road Area URP	Mary Lou Brown		20120 E Mainstreet	Parker	CO	80138
Parker Water & Sanitation District	Ron Redd		13939 Ancestry Dr	Parker	CO	80134
Pine Bluffs Metro District	Thomas Whyte	Koelbel and Company	5291 E Yale Ave	Denver	CO	80222
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	K Sean Allen	White Bear Ankele Tanaka & Waldron	2154 E Commons Ave Ste 2000	Centennial	CO	80122
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 1 Debt Service	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
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 Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Reata North Metro District	David Greher	Cockrel Ela Glesne Greher & Ruhland, PC	44 Cook St Ste 620	Denver	CO	80206
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
Reata South Metro District	Paul R Cockrel	Cockrel Ela Glesne Greher & Ruhland PC	44 Cook St Ste 620	Denver	CO	80206
Regency Metro District	Suzanne M. Meintzer	McGeady Becher Cortese Williams PC	450 E 17th Ave Ste 400	Denver	CO	80203
Regional Transportation District	Todd Nikkel		1660 Blake St, FAS-51	Denver	CO	80202
Robinson Ranch Metro District	Joel Meggers	Community Resource Services of CO LLC	7995 E Prentice Ave Ste 103E	Greenwood Village	CO	80111
Salisbury Heights Metro District	Lisa Johnson	CliftonLarsonAllen LLP	8390 E Crescent Pkwy Ste 300	Greenwood Village	CO	80111

[illegible]

EXHIBIT C
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

**(Affidavit of Publication of Notice of Public Hearing on Second Amended and Restated
Service Plans)**

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a Weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made on 08/21/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

PUBLICATION DATES: August 21, 2025



For The Douglas County News Press

State of Colorado }
County of Douglas } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 08/21/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-578781
Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE OF PUBLIC HEARING FOR SECOND AMENDED AND RESTATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE THE SECOND 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 Second Amended and Restated Service Plans (collectively, 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, September 15, 2025, at 7:00 p.m.**, at Council Chambers 20120 East Mainstreet Parker, CO 80138 Colorado, or as soon thereafter as the Town Council may hear such matter.

The Districts are existing metropolitan districts organized under the provisions of Title 32, Colorado Revised Statutes. The purpose of the Districts is to finance, construct, acquire, own, operate and maintain public improvements such as water, streets, traffic and safety control, sanitation, storm sewers and drainage, parks and recreation, transportation, television relay and translation, mosquito and pest control, security services, covenant enforcement, 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 intergovernmental 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 Section 32-1-203(3.5), C.R.S.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF PARKER

Legal Notice No. DC 1774
Publication: August 21, 2025
Publisher: Douglas County News Press

EXHIBIT D
TO CERTIFICATE OF MAILING AND PUBLICATION OF
NOTICE OF PUBLIC HEARING ON SECOND AMENDED AND RESTATED SERVICE
PLANS

(Mailing List of Property Owners)

NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATECODE	ZIPCODE
ANTHOLOGY WEST MASTER	HOMEOWNERS ASSOCIATION INC	7208 S TUCSON WAY STE 125		CENTENNIAL	CO	801126748
CHERRY CREEK SOUTH METRO DISTRICT 4		2154 E COMMONS AVE STE 2000		CENTENNIAL	CO	801221880
LENNAR COLORADO LLC		9193 S JAMAICA ST FL 4		ENGLEWOOD	CO	801125946
NORTH PARKER INVESTMENTS LLC		7339 E EVANS RD STE 201		SCOTTSDALE	AZ	852603190
PARKER WATER AND SANITATION DISTRICT		18100 WOODMAN DR		PARKER	CO	801343452
RICHMOND AMERICAN HOMES OF	COLORADO INC	4350 S MONACO ST		DENVER	CO	802373400
TANTERRA DEVELOPMENT III LLC		7353 S ALTON WAY STE A100		CENTENNIAL	CO	801122329
TH TANTERRA LLC		ATTN: VP LAND ACQUISITION	8350 E CRESCENT PKWY STE 450	GREENWOOD VILLAGE	CO	801112997
TOWN OF PARKER		20120 E MAINSTREET		PARKER	CO	801387334
TPG AG EHC III LEN MULTI STATE 4 LLC		C/O ESSENTIAL HOUSING ASSET MANAGEMENT LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	852555473

ORDINANCE NO. 9.316.1, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE FIRST AMENDMENT TO AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF PARKER, COLORADO, 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 First Amendment to Amended and Restated Intergovernmental Agreement 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

FIRST AMENDMENT TO 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 15th day of September, 2025, 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 First Amendment to Amended and Restated Service Plan approved by the Town on September 15, 2025 (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, all as directed by the Town. The District shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other appropriate jurisdiction or owners association, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all

necessary equipment and appurtenances incident thereto. Any Fee imposed by the District for access to such park and recreation improvements shall not result in Non-District Town residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative Fee as necessary to cover additional expenses associated with Non-District Town residents to ensure that such costs are not the responsibility of the District's residents. All such Fees shall be based upon the District's determination that such Fees do not exceed reasonable annual market fees for users of such facilities. Notwithstanding the foregoing, all parks and trails owned by the District shall be open to the general public and Non-District Town residents, subject to the rules and regulations of the District as adopted from time to time. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the District.

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; and (c) any transportation facilities and 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. 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. 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. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

13. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under the Service Plan.

14. 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.

15. 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.

16. Service Plan Amendment Requirement. Any action of the District which violates the limitations set forth in Sections V.A.1-15 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.

17. 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.

18. 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 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.

19. 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:	WBA, PC
	Attn: Kristin J. Bowers, Esq.
	2154 E. Commons Ave., Suite 2000
	Centennial, CO 80122
	Phone: (303) 858-1800
	E-mail: kbowers@wbapc.com

To the Town: Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7334
Attn: Jamie Wynn, Town Attorney
cc: Chris Fiandaca, 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.

20. 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.

21. 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

Josuha Rivero, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

**CHERRY CREEK SOUTH METROPOLITAN
DISTRICT NO. 11**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Kim Jenson, President

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:
 - Hess Road
 - Stroh Road
 - Chambers Road
 - Great Plains Way
 - Jordan Road
 - Tammy Lane
 - Bramwell Drive, between Chambers Road and the eastern boundary of the District
 - The collector road connected Great Plain Way and Bramwell Drive located between Annexation Agreement Planning Areas 36 and 37
 - Spirit Trail Boulevard from Bramwell Drive to Stroh Road
 - 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: September 15, 2025
Submitted By: Jamie Wynn, Town Attorney
Reviewed By: Michelle Kivela, Town Manager
Title: **COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT**
Department: **Town Attorney, Jamie Wynn**

EXECUTIVE SUMMARY

The Compark Business Campus Metropolitan District (the District) consists of properties both within the Town of Parker's boundaries and within unincorporated Douglas County. The Service Plan for the District is under the jurisdiction of Douglas County. However, pursuant to an Intergovernmental Agreement ("IGA") with the Town of Parker, any amendments or updates to the Service Plan and/or IGA, must be compliant with the Town's model service plan. The Amended and Restated IGA coming before Council includes certain updates, as well as a reference to and potential adoption of a "Service Plan" specific to the Town of Parker and in compliance with the Town's model service plan. The referenced Service Plan is coming before Town Council under a Resolution for approval pursuant to the IGA.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The District operates under a Service Plan adopted and approved by Douglas County since the District is not entirely within the Town of Parker's boundaries and was in existence prior to the annexation of certain portions of the District into the Town. In 2007, the District entered into an IGA with the Town that included a provision stating that the District would not seek an amendment or modification to the Service Plan unless that amendment or modification incorporated the provisions of the Town's IGA with the District or to comply with the Town's Municipal Code and model service plan.

The District is seeking an amendment to the Service Plan from Douglas County to increase the debit limit and to allow the District to form subdistricts. In order to comply with the Town's requirements, as well, the District is seeking to amend the IGA and incorporate a "Town Service Plan" that is consistent with the Town's model service plan and, that while not an enforceable standalone service plan, the District will be required to comply with through an approved IGA. The County's Service Plan would remain the legally controlling Service Plan, but the Town Service Plan would be in effect only for the properties located within the Town pursuant to the provisions of the IGA. The Service Plan is before Town Council under a Resolution for approval.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Resolution No. 25-058
2. Ordinance No. 9.132.2

RECOMMENDED MOTION

I move to approve Resolution No. 25-058.

I move to approved Ordinance No. 9.132.2 on second reading.

RESOLUTION NO. 25- 058 , Series of 2025

**TITLE: A RESOLUTION TO APPROVE THE SERVICE PLAN FOR
 COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT**

WHEREAS, Compark Business Campus Metropolitan District (the “District”) filed an Amended and Restated Intergovernmental Agreement in the office of the Town Clerk of the Town of Parker (the “IGA”); and

WHEREAS, the District operates pursuant to a Service Plan approved by the Board of County Commissioners of Douglas County (the “County”), Colorado on February 24, 1998; and

WHEREAS, pursuant to the IGA, the District and the Town acknowledged that because all of the property located within the boundaries of the District has not been annexed into the Town limits, the Town does not have statutory jurisdiction over the District under C.R.S. § 32-1-101, *et seq.*, (the “Special District Act”), nor may jurisdiction be transferred from the County to the Town under C.R.S. § 32-1-204.7, C.R.S.; and

WHEREAS, notwithstanding the foregoing, pursuant to the IGA, the District has agreed to comply with the Town’s model metropolitan district service plan and special district requirements set forth in Chapter 10.11 of the Town Code (the “Code”); and

WHEREAS, the Town’s model metropolitan district service plan is attached to the IGA as Exhibit C (the “Service Plan”); and

WHEREAS, by Ordinance No. 9.132.2, 2025, the Town approved the IGA; 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, because the Town does not have statutory jurisdiction over the District under the Special District Act and the District is agreeing to contractually comply with the Service Plan, notice of the public hearing before the Town Council for its consideration of the Service Plan was not required to be published in accordance with the Special District Act; nor was notice of the hearing required to be mailed to all property owners within the boundaries of the District and to any interested persons, as required in the Special District Act; and

WHEREAS, pursuant to the Code, the Town Council held a public hearing on the IGA and Service Plan for the District on September 15, 2025; and

WHEREAS, the Town Council considered the IGA, 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 Code relating to the filing of the Service Plan for the District and approval by the Town Council has 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 is sufficient existing and projected need for organized service area to be serviced by the District;

2. That the existing service in the area to be served by the District is 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 or incapable of being integrated with existing urban areas, or place a burden on the Town of 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 Douglas County Clerk and Recorder.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

**SERVICE PLAN
FOR
COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
TOWN OF PARKER, COLORADO**

Prepared

by



2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Approved _____, 2025

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EXHIBIT A	Current District Boundary Map
EXHIBIT B	Potential Service Area Map

I. INTRODUCTION

A. **Background.** The Service Plan for Compark Business Campus Metropolitan District (f/k/a E-470 Business Metropolitan District) (the “**District**”) was approved by the Douglas County Board of County Commissioners on February 24, 1998 (the “**Original Service Plan**”). Subsequent to approval of the Original Service Plan, some, but not all, of the property within the District’s boundaries have been annexed into the Town of Parker (the “**Town**”). Pursuant to Section 32-1-204.7, C.R.S., all powers and authorities vested in the Douglas County Board of County Commissioners as the approving authority for the District may only be transferred to the Town if the property within the District becomes wholly contained within the Town. Notwithstanding that the Town does not have approving authority over the District under Section 32-1-101, *et seq.*, C.R.S., the District and the Town entered into an Intergovernmental Agreement dated February 5, 2007 (the “**Original IGA**”), pursuant to which the District agreed to additional limitations imposed by the Town, notwithstanding the powers and authority available to it under the Original Service Plan. Specifically, in the Original IGA, the District agreed that it shall not amend or modify the Original Service Plan unless such amendment or modification is (1) to incorporate the provisions of the Original IGA into the Original Service Plan, or (2) to obtain approval of an amended and restated service plan in order to conform the Original Service Plan to the all or part of the Town’s special district requirements set forth in Chapter 10.11 of the Town Code and to the Town’s model metropolitan district service plan. On June 25, 2025, the District submitted a proposed First Amendment to Service Plan (“**First Amendment**”) to Douglas County for the primary purpose of increasing the District’s debt authorization and to expressly allow for the District to organize a subdistrict. Douglas County has its own model service plan and instructed the District to submit a First Amendment rather than submitting an amended and restated service plan using the Town’s model. Prior to submitting the proposed First Amendment, the District consulted with the Town on how to best implement the provisions and intent of the Original IGA. As a result, the Town and the District agreed to amend and restate the Original IGA pursuant to which the District agrees to be contractually bound by the terms of this Service Plan (the “**Intergovernmental Agreement**”). This Service Plan shall only apply to the property within the District’s boundaries that have been annexed, or may be annexed in the future, into the Town.

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.** 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.

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. Debt which is issued within these parameters 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.

Current District Boundary Map: means the map attached hereto as **Exhibit A**, describing the District's boundaries.

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 Compark Business Campus Metropolitan District.

District Boundaries: means the boundaries of the area described in the Current District Boundary Map.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures within the District with the intention of selling to others is not an End User.

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.

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 or statutorily 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, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, shall be deemed to be a change in the method of calculating assessed valuation.

Operation and Maintenance Mill Levy: means the mill levy the District may impose 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.

Potential Service Area Boundaries: means the boundaries of the area described in the Potential Area Boundary Map, if any.

Potential Service Area Boundary Map: means the map attached hereto as **Exhibit B**, describing the property proposed for inclusion within the District after organization, if any.

Project: means the development or property commonly referred to as Compark Business Campus.

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 Current District 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 Assessment: means the levy of an assessment within the boundaries of a special improvement district pursuant to Section V.A. 10.

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 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 Current District Boundaries includes approximately 325 acres. A map of the Current District Boundaries is attached hereto as **Exhibit A**. 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 325 acres of commercial and residential land. The District's 2024 Assessed Valuation is \$90,867,030 and, at build out, is expected to be sufficient to reasonably discharge the Debt issued by the District. The residential population of the District at build-out is estimated to be approximately 100 persons. The non-residential density of the District at build-out is estimated to be approximately 249,000 square feet.

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 \$68,500,000 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, ; and (b) 125%.

10. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under this Service Plan.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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. 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 \$58,033,937. 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.

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 \$68,500,000 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 development, subject to compliance with this Service Plan.

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 57.000 mills, as adjusted, 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 57.000 mills. Except for permitted Mill Levy Adjustments, the District’s mill levy imposed by the District for payment of Debt shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy for the payment of Debt above the Maximum Debt Mill Levy for any purpose other than a Mill Levy Adjustment, 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 Maximum Debt Mill Levy adjustment as a material modification of the Service Plan. If the Town Council determines that such proposed adjustment to the Maximum Debt Mill Levy 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 proposed Maximum Debt 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 date of this Service Plan 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 an operations and maintenance mill levy 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. The Maximum Debt Mill Levy shall not apply to the Operations and Maintenance Mill Levy for the provision of operation and maintenance services.

According to the District's 2025 budget, the estimated cost of engineering services, legal services and administrative services, together with the estimated costs of the District's operations, are anticipated to be \$465,000 for 2025. 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. *[Intentionally Deleted.]*

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.

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, 2008. 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. The District intends on organizing a subdistrict on the property within the District, *but excluding residential property*, following approval of this Service Plan for the purpose of financing the costs of Public Improvements. Approval of this Service Plan shall constitute notice and approval of the subdistrict in Section 32-1-1101(1)(f)(I), C.R.S.

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, including Special Assessments;

8. A summary of Special Assessments outstanding and a statement or representation that any and all Special Assessments were satisfied and discharged prior to the transfer of title to any property to an End User.

9. 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;

10. 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

11. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

12. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

13. 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 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.

X. INTERGOVERNMENTAL AGREEMENTS

The Amended and Restated Intergovernmental Agreement approved simultaneous with the approval of this Service Plan shall constitute the intergovernmental agreement required by Town Code Section 10.11.140(a), relating to the limitations imposed on the District's activities.

The District has been in existence since 1998 and has entered into certain intergovernmental agreements. Any intergovernmental agreement proposed after the date of approval of this Service Plan 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

Current District Boundary Map

EXHIBIT B

Potential Service Area Map

ORDINANCE NO. 9.132.2, Series of 2025

TITLE: A BILL FOR AN ORDINANCE TO APPROVE THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF PARKER AND COMPARK BUSINESS CAMPUS 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 Compark Business Campus 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT

THIS AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT (“Agreement”) is made and entered into as of the _ day of ___, 2025, by and between the **TOWN OF PARKER**, a home rule municipal corporation of the State of Colorado (the “Town”) and the **COMPARK BUSINESS CAMPUS 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, formerly known as the E-470 Business Metropolitan District, was organized to provide certain improvements and exercise certain powers as are more specifically set forth in the District's Service Plan approved by Douglas County on February 24, 1998, by County Resolution No. R-998-029, as amended (the “County Service Plan”); and

WHEREAS, the District's boundaries include the property shown on **Exhibit A**, attached hereto and incorporated by reference (the “District Area” or “District Boundaries”); and

WHEREAS, at the time of organization and approval of the County Service Plan, all of the property within the District’s boundaries was located in unincorporated Douglas County; and

WHEREAS, since 1998, certain properties within the District Area have been annexed into the Town (the “Town Property”) and certain properties remain within unincorporated Douglas County; and

WHEREAS, also since 1998, in accordance with the County Service Plan and intergovernmental agreements with the Town, the District has constructed, installed, financed, operated and maintained public improvements in the Town and in the County, including those listed in **Exhibit B**, attached hereto and incorporated by reference; and

WHEREAS, the County Service Plan includes a description of all area that shall be referred to herein as the "Potential Service Area," the existing portion of which is identified in **Exhibit C**, attached hereto and incorporated by reference; and

WHEREAS, the County Service Plan allowed the District to provide facilities and services and/or include the area in the Potential Service Area into the boundaries of the District without further review by the County; the extension of water and sewer service into this Potential Service Area is also a possibility under the District's “Amended and Restated Regional Water and Wastewater Service Agreement” dated October 10, 2016 with Stonegate Village Metropolitan District (the “Water and Wastewater Service Agreement”); and

WHEREAS, in connection with the annexation and development of the Town Property, it has been proposed that the District be utilized to construct, install, finance, operate and maintain certain

public improvements and that the District convey to the Town certain lands and/or interests in land and improvements for open space and trails, for maintenance of stormwater drainage facilities and other purposes; and

WHEREAS, the Town and the District acknowledge that the Town's relationship to the District is unique because: (1) the District has existed since 1998 and has issued outstanding debt that has created contract obligations that this Agreement shall not impair; (2) the District has financed, constructed, acquired, owned, operated and maintained public improvements for many years; (3) the Town has annexed only a portion of the territory within the District and may or may not in the future annex any additional territory that is within the District; and (4) there is a need for uniformity of appearance and standards for design, quality and maintenance of public improvements within the District including areas located both within and outside of the Town limits; and therefore not all of the Town's special district policies can or should be applied to the unique circumstances of the District; and

WHEREAS, because all of the property has not been annexed into the Town limits, the Town does not have statutory jurisdiction over the District, nor may jurisdiction be transferred from Douglas County to the Town under § 32-1-204.7, C.R.S.; and

WHEREAS, notwithstanding the foregoing, and the powers and authorities otherwise available to the District under its County Service Plan, the Parties desire that the District be subject to the additional limitations set forth in this Agreement; and

WHEREAS, the Parties desire to enter into this Agreement to set forth their agreement concerning certain matters relating to the District's activities related to the Town Property, and to clarify and limit the powers of the District as they relate to the Potential Service Area; and

WHEREAS, the Parties previously entered into the Intergovernmental Agreement, dated February 5, 2007, as recorded in Douglas County on March 1, 2007, at Reception No. 2007017802 (the "Original IGA"), and the Parties now desire to amend and restate the Original IGA in its entirety with this Agreement; and

WHEREAS, the Town and District have determined that this Agreement will prevent or reduce duplication and/or overlap of services and that it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement.

COVENANTS

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, **it** is agreed as follows:

1. Incorporation of Recitals. The foregoing recitals are incorporated into this Agreement and made a part hereof.

2. Limitation on Powers Respecting the Town Property. The District agrees that the limitations on District powers set forth in this Agreement shall be limits upon the District that are enforceable by the Town notwithstanding any greater or other powers or authorities that may be authorized to the District under the County Service Plan. As respects the Town Property, the

District may exercise those powers of a metropolitan district set forth in the Special District Act and other law, and those powers set forth in its Service Plan, only in a manner consistent with the provisions of this Agreement. To the extent permitted by law, the District hereby waives the provisions of § 32-1-207(3)(b), C.R.S. as it may be applied to any undertaking within the Town boundary or affecting the Property, and agrees it will not seek to assert or rely on such provisions as a bar to the enforcement by the Town of any provision of this Agreement unless waived by the Town as evidenced by a resolution of the Town Council. The District agrees that as it respects to the Town Property, the District shall be subject to the terms set forth in the Town's current model service plan, as set forth in **Exhibit D**, attached hereto and incorporated by reference (the "Parker Service Plan").

3. Amendment or Modification of Service Plan; Certain Town Approvals.

A. *Limitations on Amendments.* The Parties acknowledge that on June 25, 2025, the District submitted a proposed First Amendment to Service Plan ("First Amendment") to the County for the purpose of increasing the District's total debt authorization and to expressly allow for the District to organize a subdistrict as authorized by § 32-1-1101(f), C.R.S. Notwithstanding anything contained in the Original IGA or this Agreement, the Town is agreeable to the District obtaining approval of the First Amendment without requiring the County to approve an Amended and Restated Service Plan in conformance with the Town model. After the effective date of this Agreement, the District shall not amend or modify the County Service Plan in any manner affecting any portion of the Town Property unless such amendment or modification: (a) is to incorporate the provisions of this Agreement; or (b) is to obtain approval of an Amended and Restated Service Plan in order to conform the Service Plan to all or part of the Town's special district requirements set forth in Chapter 10.11 of the Town Code and to the Town's model metropolitan district service plan as amended from time to time. The District agrees that the foregoing restriction shall apply irrespective of whether the proposed amendment or modification affects or relates to unincorporated areas in addition to any portion of the Town Property. Nothing in this Agreement shall be construed to limit or impair the Town's rights under state law or Town ordinances respecting the amendment or modification of the District's Parker Service Plan.

B. *Potential Service Area.* Concerning the Potential Service Area, the Town and the District agree:

i. that the District will not include any area of the Potential Service Area into the territorial boundaries of the District without the prior approval of Town Council as evidenced by a Town Council resolution;

ii. that the District may furnish water and/or sewer facilities and services within the Potential Service Area under the terms set forth in the existing Water and Wastewater Service Agreement;

ii. that the District will not oppose the provision of water and/or sewer facilities and services by another special district pursuant to Section 32-1-207, C.R.S. within all or part of the Potential Service Area if the owner(s) of such whole or part agrees, in writing, to the provision of water and/or sewer facilities and services by a special district other than the District;

iv. that in the event any provision of this Agreement impairs any current contract of the District that involves territory within the Potential Service Area (including the Water and Wastewater Service Agreement; or any tap purchase agreement), then this Agreement shall be deemed to be amended to the extent necessary to avoid such impairment; and

v. that the District shall submit to the Town for review and approval any proposed agreement, and any proposed amendment to any existing agreement, concerning the provision of any proposed facilities, services or activities of the District within the Potential Service Area.

C. *Stonegate Contract.* Nothing herein shall impair the rights and obligations under the Amended and Restated Regional Water and Wastewater Service Agreement between the District and the Stonegate Village Metropolitan District dated October 10, 2016, as the same has, or may, be amended.

4. Transfer of Jurisdiction. No later than sixty (60) days after the date that all of the District Area is incorporated into the Town, the District shall submit a petition to the Town Council of the Town requesting the Town accept a designation as the approving authority for the District pursuant to § 32-1-204.7, C.R.S. The District will cooperate fully with the Town in taking all steps necessary under then applicable law to effect such transfer of approving authority powers and authorities to the Town (including, without limitation executing the District's petition pursuant to § 32-1-204.7, C.R.S. and executing such other documents as the Town or Douglas County may request to confirm such transfer to the Town).

5. Trail Easements and Improvements. The proposed development of the Town Property includes certain existing and proposed on- and off-site public trails and trail improvements (the "Trails Facilities"). The District agrees that all Trails Facilities constructed shall be designed and constructed according to all Approved Development Plan and other applicable Town standards and, if required by the Town, an improvements agreement. A Deed of Conservation Easement in Gross, recorded on March 2, 2007 in Douglas County at Reception No. 2007018431 (the "Conservation Deed") has been conveyed to the Town grants a perpetual and irrevocable easement of public access and use of the Trails. The District shall at its expense operate and maintain all Trails Facilities, and the Deed of Conservation Easement in Gross conveyed to the Town, as grantee, grants a perpetual and irrevocable easement for the Town to maintain the Trails Facilities at the District's expense if the District fails to maintain such Facilities. The Town will own the Trails Facilities upon completion of construction and acceptance thereof by the Town.

6. Stormwater Easements and Facilities. The Town Property includes certain existing and proposed stormwater drainage facilities and improvements (the "Stormwater Improvements"). The District agrees that all Stormwater Improvements constructed on the Town Property by the District shall be designed and constructed according to Town standards. The Conservation Deed conveyed to the Town, as grantee, grants a perpetual and irrevocable easement for maintenance and other activities for the Stormwater Improvements. The District shall also convey or cause to be conveyed to Town upon Town request and at no expense to the Town, all drainage easements that the Town may require in connection with the Public Improvements. The District shall at its expense own, operate and maintain all Stormwater Improvements within the Town Property, subject to the Town's rights to undertake maintenance at the District's expense as set forth in the Conservation Deed.

7. Cooperation; Additional Agreements.

A. The Parties agree that they will cooperate in good faith with each other to accomplish the terms, conditions, and provisions of the Agreement, and will execute such additional documents as necessary to effectuate the same including without limitation, the signing of petitions and execution of consents necessary to effect the transfer of approving authority to the Town as provided in Section 4, above.

B. It is anticipated that additional portions of the District Area may be annexed to the Town in the future. The District and Town agree that they will cooperate in good faith with each other to execute either an amendment to this Agreement or an additional intergovernmental agreement to apply the terms hereof to such future annexed property. It is acknowledged that the Town may require such an amendment hereto or additional intergovernmental agreement prior to the effectiveness of any annexation of additional portions of the District Area.

8. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law 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:	Compark Business Campus Metropolitan District c/o Public Alliance, LLC 405 Urban St Lakewood, CO 80228
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With a Copy to:	WBA Local Government Law Attn: Kristin J. Bowers, Esq. 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: (303) 858-1800
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To the Town:	Town of Parker Attn: Town Attorney 20120 E. Mainstreet Parker, CO 80138-7334 Phone: (303) 841-0353 Fax: (303) 840-9792
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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.

9. Miscellaneous.

A. Effective Date. This Agreement shall be in full force and effect and be legally binding upon the Parties as of the date of when the Agreement has been finally approved by and executed on behalf of each of the governing bodies of the Parties.

B. Non-assignability. No signatory to this Agreement may assign filly interest or obligation herein to filly person without the consent of the Parties, and the terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of each signatory 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. Further, in the event of any such holding of invalidity or unenforceability (as to any or all signatories hereto), the signatories agree to take such action(s) as may be necessary to achieve to the greatest degree possible the intent of the affected section, subsection, paragraph, clause, phrase or other provision of this Agreement.

E. Execution of Documents. This Agreement may be executed in any number of counterparts, each of which shall be regarded for all purposes as one original. The District and the Town agree that they will execute any and all 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. (1) In the event of a breach or default of this Agreement by the District, the Town shall be entitled to exercise all remedies available at law or in equity, and shall be entitled to pursue suits for mandamus, specific performance, injunctive or other appropriate relief, including damages. All remedies of the Town shall be cumulative. (2) In the event of a breach or default of this Agreement by the Town, the District's solely and exclusive remedy shall be an action for injunctive relief to require cure of such breach or default, and the District hereby waives the remedy of damages of any form or type whatsoever.

H. Collateral Attacks. The signatories hereto each agree that they shall not directly or indirectly seek any modification or rescission of this Agreement through court action, or file any action contesting the validity of any provisions of tins Agreement.

I. 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.

J. Inurement; Recording. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns. An original of this Agreement executed by all Parties shall be recorded in the Office of the Douglas

County Clerk and Recorder.

K. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

L. 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.

M. 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 constitutes the entire agreement between the Parties concerning the subject matter hereof.

IN WITNESS WHEREOF, this Agreement is executed by the District and Town as of the dates set forth adjacent to their signatures below.

[Signatures on Following Pages]

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

Date: _____

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

**COMPARK BUSINESS CAMPUS METROPOLITAN
DISTRICT**, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____

Date: _____

ATTEST:

EXHIBITS

EXHIBIT A MAP OF DISTRICT

EXHIBIT B LIST OF PUBLIC IMPROVEMENTS

EXHIBIT C POTENTIAL SERVICE AREA

EXHIBIT D PARKER SERVICE PLAN

Compark Business Campus Metro District

Real Property

 Parcel

Public Land Survey System

 Township

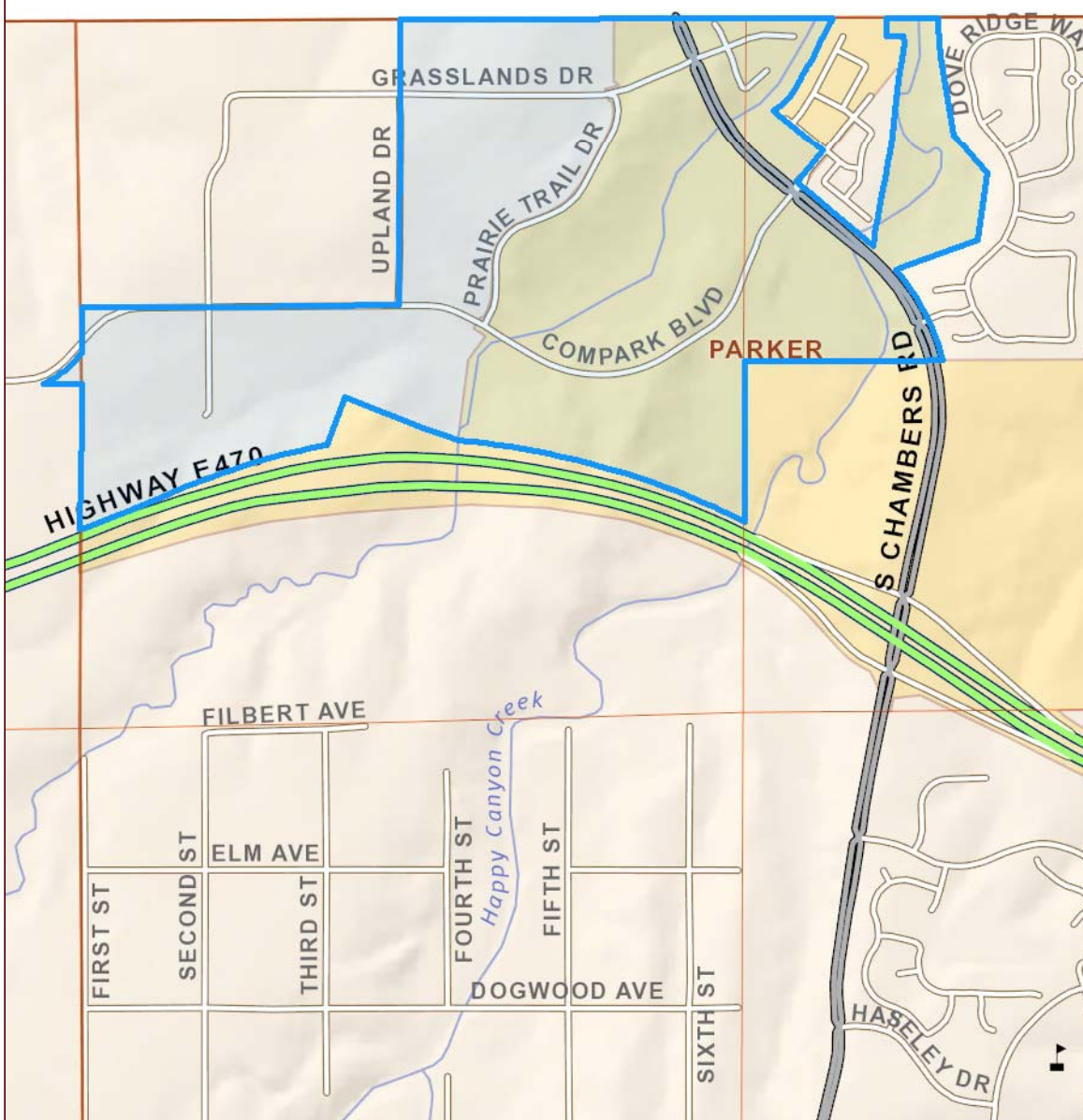
 Section

General Features

 School

 Private Road

 Railroad



DISCLAIMER:

All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user. General questions about this or any other Douglas County GIS products, including errors, omissions, corrections and/or updates should be directed to the Douglas County GIS Division at (303) 660-7416.

Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104



0 0.15 0.3
Miles

EXHIBIT B

LIST OF PUBLIC IMPROVEMENTS

Roadway
Drainage
Utilities
Grading and Erosion Control
Landscaping
Irrigation
Open Space
Parks
Trails
Median and Streetscape

EXHIBIT C



**SERVICE PLAN
FOR
COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
TOWN OF PARKER, COLORADO**

Prepared

by



2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Approved _____, 2025

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LIST OF EXHIBITS

EXHIBIT A	Current District Boundary Map
EXHIBIT B	Potential Service Area Map

I. INTRODUCTION

A. **Background.** The Service Plan for Compark Business Campus Metropolitan District (f/k/a E-470 Business Metropolitan District) (the “**District**”) was approved by the Douglas County Board of County Commissioners on February 24, 1998 (the “**Original Service Plan**”). Subsequent to approval of the Original Service Plan, some, but not all, of the property within the District’s boundaries have been annexed into the Town of Parker (the “**Town**”). Pursuant to Section 32-1-204.7, C.R.S., all powers and authorities vested in the Douglas County Board of County Commissioners as the approving authority for the District may only be transferred to the Town if the property within the District becomes wholly contained within the Town. Notwithstanding that the Town does not have approving authority over the District under Section 32-1-101, *et seq.*, C.R.S., the District and the Town entered into an Intergovernmental Agreement dated February 5, 2007 (the “**Original IGA**”), pursuant to which the District agreed to additional limitations imposed by the Town, notwithstanding the powers and authority available to it under the Original Service Plan. Specifically, in the Original IGA, the District agreed that it shall not amend or modify the Original Service Plan unless such amendment or modification is (1) to incorporate the provisions of the Original IGA into the Original Service Plan, or (2) to obtain approval of an amended and restated service plan in order to conform the Original Service Plan to the all or part of the Town’s special district requirements set forth in Chapter 10.11 of the Town Code and to the Town’s model metropolitan district service plan. On June 25, 2025, the District submitted a proposed First Amendment to Service Plan (“**First Amendment**”) to Douglas County for the primary purpose of increasing the District’s debt authorization and to expressly allow for the District to organize a subdistrict. Douglas County has its own model service plan and instructed the District to submit a First Amendment rather than submitting an amended and restated service plan using the Town’s model. Prior to submitting the proposed First Amendment, the District consulted with the Town on how to best implement the provisions and intent of the Original IGA. As a result, the Town and the District agreed to amend and restate the Original IGA pursuant to which the District agrees to be contractually bound by the terms of this Service Plan (the “**Intergovernmental Agreement**”). This Service Plan shall only apply to the property within the District’s boundaries that have been annexed, or may be annexed in the future, into the Town.

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.** 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.

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. Debt which is issued within these parameters 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.

Current District Boundary Map: means the map attached hereto as **Exhibit A**, describing the District's boundaries.

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 Compark Business Campus Metropolitan District.

District Boundaries: means the boundaries of the area described in the Current District Boundary Map.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures within the District with the intention of selling to others is not an End User.

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.

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 or statutorily 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, and any constitutional or legislative changes in the actual value against which the assessment rate is applied, shall be deemed to be a change in the method of calculating assessed valuation.

Operation and Maintenance Mill Levy: means the mill levy the District may impose 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.

Potential Service Area Boundaries: means the boundaries of the area described in the Potential Area Boundary Map, if any.

Potential Service Area Boundary Map: means the map attached hereto as **Exhibit B**, describing the property proposed for inclusion within the District after organization, if any.

Project: means the development or property commonly referred to as Compark Business Campus.

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 Current District 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 Assessment: means the levy of an assessment within the boundaries of a special improvement district pursuant to Section V.A. 10.

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 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 Current District Boundaries includes approximately 325 acres. A map of the Current District Boundaries is attached hereto as **Exhibit A**. 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 325 acres of commercial and residential land. The District's 2024 Assessed Valuation is \$90,867,030 and, at build out, is expected to be sufficient to reasonably discharge the Debt issued by the District. The residential population of the District at build-out is estimated to be approximately 100 persons. The non-residential density of the District at build-out is estimated to be approximately 249,000 square feet.

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 \$68,500,000 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, ; and (b) 125%.

10. Special Assessments. With the prior written consent of the Town, the District may establish one or more special improvement districts within the District's boundaries and may impose a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance; provided, however, that any lien on a property resulting from the imposition of a Special Assessment shall be satisfied and cleared prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding public improvements, on the property assessed, but in no event later than the transfer of such property to an End User. Any Special Assessments imposed by the District may be pledged to the payment of bonds or other obligations of the District and shall not be considered Debt or Development Fees under this Service Plan.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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. 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 \$58,033,937. 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.

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 \$68,500,000 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 development, subject to compliance with this Service Plan.

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 57.000 mills, as adjusted, 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 57.000 mills. Except for permitted Mill Levy Adjustments, the District’s mill levy imposed by the District for payment of Debt shall not exceed the Maximum Debt Mill Levy. If the District otherwise proposes to adjust its mill levy for the payment of Debt above the Maximum Debt Mill Levy for any purpose other than a Mill Levy Adjustment, 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 Maximum Debt Mill Levy adjustment as a material modification of the Service Plan. If the Town Council determines that such proposed adjustment to the Maximum Debt Mill Levy 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 proposed Maximum Debt 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 date of this Service Plan 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 an operations and maintenance mill levy 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. The Maximum Debt Mill Levy shall not apply to the Operations and Maintenance Mill Levy for the provision of operation and maintenance services.

According to the District's 2025 budget, the estimated cost of engineering services, legal services and administrative services, together with the estimated costs of the District's operations, are anticipated to be \$465,000 for 2025. 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. [Intentionally Deleted.]

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.

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, 2008. 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. The District intends on organizing a subdistrict on the property within the District, *but excluding residential property*, following approval of this Service Plan for the purpose of financing the costs of Public Improvements. Approval of this Service Plan shall constitute notice and approval of the subdistrict in Section 32-1-1101(1)(f)(I), C.R.S.

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, including Special Assessments;

8. A summary of Special Assessments outstanding and a statement or representation that any and all Special Assessments were satisfied and discharged prior to the transfer of title to any property to an End User.

9. 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;

10. 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

11. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan.

12. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.

13. 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 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.

X. INTERGOVERNMENTAL AGREEMENTS

The Amended and Restated Intergovernmental Agreement approved simultaneous with the approval of this Service Plan shall constitute the intergovernmental agreement required by Town Code Section 10.11.140(a), relating to the limitations imposed on the District's activities.

The District has been in existence since 1998 and has entered into certain intergovernmental agreements. Any intergovernmental agreement proposed after the date of approval of this Service Plan 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

Current District Boundary Map

Compark Business Campus Metro District

Real Property

 Parcel

Public Land Survey System

 Township

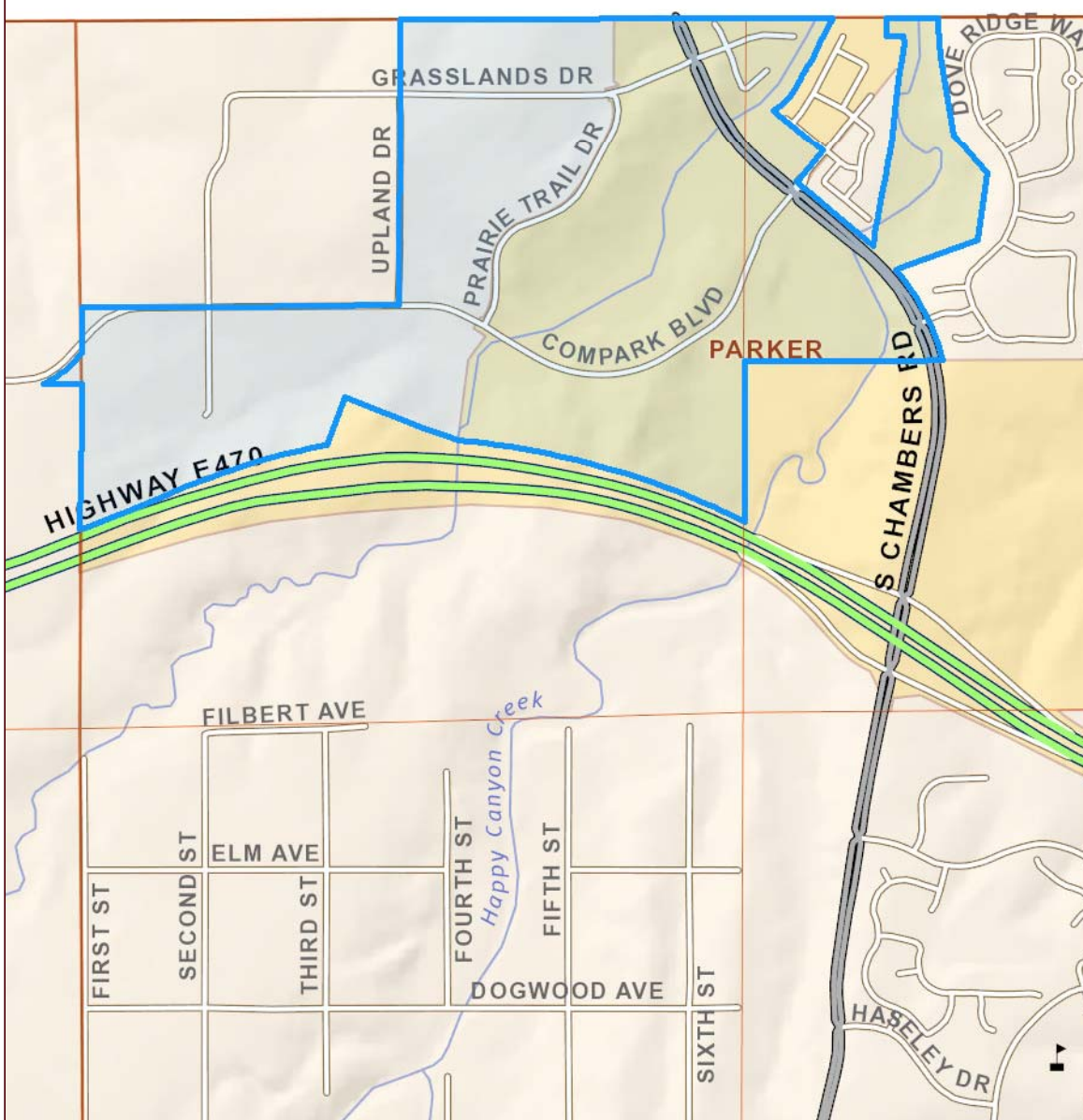
 Section

General Features

 School

 Private Road

 Railroad



DISCLAIMER:

All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user. General questions about this or any other Douglas County GIS products, including errors, omissions, corrections and/or updates should be directed to the Douglas County GIS Division at (303) 660-7416.

Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104



0 0.15 0.3
Miles

EXHIBIT B

Potential Service Area Map

EXHIBIT C





Request for Town Council Action

Date: September 15, 2025

Submitted By: Amber Wood Hicken, Planner I
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Manager

Title: **MOTSENBOCKER ROAD PROPERTY - Annexation**

Applicant: Town of Parker

Location: West of the Todd Drive and Motsenbocker Road intersection

Department: Community Development, Amber Wood-Hicken
Engineering and Public Works, Chris Hudson

TRAKiT No.: ANX25-001

EXECUTIVE SUMMARY

The subject property is located west of the new Motsenbocker Road and Todd Drive intersection and was acquired by the Town for the project to extend Dransfeldt Road over Cherry Creek to the intersection with Todd Drive. The Town-owned land, known as the Motsenbocker Road property, is located in unincorporated Douglas County but has been surrounded by the Town of Parker for over three (3) years. The Town proposes an enclave annexation of the property to rationalize municipal boundaries and maintain the Town's jurisdiction over the full extent of Motsenbocker Road. On August 4, 2025, the Town Council approved Resolution No. 25-046 and set the public meeting date for September 15, 2025.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town acquired the four (4) parcels that comprise the Motsenbocker Road property for the purpose of improving Motsenbocker Road between Todd Drive and Longland Parkway. The proposed annexation will allow the Town to rationalize municipal boundaries and maintain control over the full extent of Motsenbocker Road.

Property Description

In 2024, the Town of Parker acquired the subject land for right-of-way (ROW) to be used for the planned extension of Dransfeldt Road over Cherry Creek to a new Motsenbocker Road and Todd Drive intersection. The ROW parcels are located west of the intersection and are outside the Town boundary in unincorporated Douglas County. The proposed annexation will bring the full Motsenbocker Road ROW into the Town from the intersection south to Longland Parkway in the Salisbury Heights neighborhood while clarifying municipal boundaries and maintenance responsibilities.

Annexation Eligibility

The subject land is eligible for annexation because it is owned by the Town, has contiguity with the Town boundary, is located within the Municipal Planning Area (urban growth boundary) and is identified as a candidate for future annexation in the adopted Three-Mile Plan and Parker 2035 Master Plan. It is also part of an enclave located in unincorporated Douglas County that has been surrounded by the Town for greater than three (3) years.

Next Step

The proposed Ordinance No. 2.287 and Resolution No. 25-050, if approved by the Town Council, will annex the subject property into the Town.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Vicinity Map Motsenbocker Road Property Annexation
2. Annexation Map Motsenbocker Road Property Annexation
3. Resolution No. 25-050
4. Ordinance No. 2.287

RECOMMENDED MOTION

I move to approve Resolution No. 25-050.

I move to approve Ordinance No. 2.287 on second reading.

Motsenbocker Road Annexation

Vicinity Map



PARCELS LOCATED IN THE NORTHEAST QUARTER OF SECTION 28 &
THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

MOTSENBOCKER ROAD ANNEXATION PLAT ANNEXATION PLAT DOUGLAS COUNTY, COLORADO		AZTEC CONSULTANTS, INC.		300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		SCALE 1" = 80'	
SHEET TWO		PREPARED FOR TOWN OF PARKER 20120 E. MAIN STREET PARKER, CO 80138		DATE 3/4/2025		BY	
OF 2 SHEETS		24924-15		DATE		REVISION DESCRIPTION	

RESOLUTION NO. 25-050, Series of 2025

TITLE: A RESOLUTION TO ESTABLISH THE TOWN COUNCIL’S FINDINGS OF FACT AND CONCLUSIONS THEREON CONCERNING THE MOTSENBOCKER ROAD PROPERTY ANNEXATION

WHEREAS, pursuant to C.R.S. § 31-12-110, the Town Council, sitting as the governing body of the Town of Parker, Colorado, is required to set forth certain findings of fact and its conclusion based thereon with reference to the matters described below for the property described in **Exhibit A**, which is attached hereto and incorporated by this reference, for annexation to the Town of Parker (the “Property”).

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

Section 1. The Property is entirely contained within the outer boundaries of the Town of Parker, and the Property has been so surrounded for a period of not less than three (3) years, as required by Constitution of the State of Colorado, Article II, Section 30(1)(c), and C.R.S. § 31-12-106(1).

Section 2. No election is required under the Constitution of the State of Colorado, Article II, Section 30(1)(a), and C.R.S. § 31-12-107(2) or any other law of the State of Colorado or the Town of Parker.

Section 3. No additional terms and conditions are to be imposed with the annexation of the Property. The proposed annexation will not have the effect of extending a municipal boundary more than three (3) miles in any direction from any point of the Town of Parker boundary in any one year.

Section 4. An ordinance to annex the Property to the Town of Parker shall be considered by this Town Council, pursuant to C.R.S. § 31-12-111.

RESOLVED AND PASSED this _____ day of _____, 2025.

TOWN OF PARKER, COLORADO

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

Legal Description

PARCEL A

A PARCEL OF LAND BEING ALL OF THE SPECIAL WARRANTY DEED RECORDED OCTOBER 3, 2024, AT RECEPTION NO. 2024042361, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

PARCEL B

A PARCEL OF LAND BEING ALL OF THE SPECIAL WARRANTY DEED RECORDED SEPTEMBER 9, 2024, AT RECEPTION NO. 2024038243, AND ALL OF THE SPECIAL WARRANTY DEED RECORDED JULY 30, 2024, AT RECEPTION NO. 2024031293, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

PARCEL C

A PARCEL OF LAND BEING THAT CERTAIN PORTION OF THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 14, 2024, AT RECEPTION NO. 2024049411, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

ALL PARCELS CONTAINING A COMBINED AREA OF 1.560 ACRES (67,979 SQUARE FEET), MORE OR LESS.

ORDINANCE NO. 2.287, Series of 2025

**TITLE: A BILL FOR AN ORDINANCE APPROVING AND ACCOMPLISHING
THE ANNEXATION OF CONTIGUOUS UNINCORPORATED
TERRITORY KNOWN AS THE MOTSENBOCKER ROAD PROPERTY**

WHEREAS, the property described in attached **Exhibit 1**, being in the County of Douglas, State of Colorado (the “Property”), is entirely contained within the outer boundaries of the Town of Parker and has been so surrounded for a period of not less than three (3) years, as provided by Constitution of the State of Colorado, Article II, Section 30(1)(c), and C.R.S. § 31-12-106; and

WHEREAS, the Town Council of the Town of Parker, Colorado, has satisfied itself concerning the compliance of the proposed annexation of the Property with Constitution of the State of Colorado, Article II, Section 30(1)(c), and C.R.S. § 31-12-106(1).

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, THAT:

Section 1. The annexation of the Property meets all requirements of law and the annexation policy of the Town of Parker, and therefore, the said annexation is hereby approved and made effective.

Section 2. Upon the effective date of this Annexation Ordinance, the Property shall become subject to the Charter, ordinances, resolutions, rules and regulations of the Town of Parker.

Section 3. Considering all of the foregoing, and based on the conviction that annexation of the Property to the Town of Parker will serve the best interests of the Town of Parker, the Property is hereby annexed to the Town of Parker.

Section 4. The Town Clerk shall file for recording one certified copy of the Annexation Ordinance and one copy of the Annexation Map with the Clerk and Recorder of the County of Douglas, State of Colorado.

Section 5. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Douglas County Clerk and Recorder.

Section 6. The Town Clerk shall file one certified copy of the Annexation Ordinance and one copy of the Annexation Map with the Division of Local Governments of the Department of Local Affairs.

Section 7. **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 8. This Annexation Ordinance shall become effective ten (10) days after the publication date of this Annexation Ordinance, except for the purpose of general taxation, and for such purposes it shall become effective on January 1st of the next succeeding year following passage of this Annexation Ordinance.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT A

Legal Description

PARCEL A

A PARCEL OF LAND BEING ALL OF THE SPECIAL WARRANTY DEED RECORDED OCTOBER 3, 2024, AT RECEPTION NO. 2024042361, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

PARCEL B

A PARCEL OF LAND BEING ALL OF THE SPECIAL WARRANTY DEED RECORDED SEPTEMBER 9, 2024, AT RECEPTION NO. 2024038243, AND ALL OF THE SPECIAL WARRANTY DEED RECORDED JULY 30, 2024, AT RECEPTION NO. 2024031293, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

PARCEL C

A PARCEL OF LAND BEING THAT CERTAIN PORTION OF THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 14, 2024, AT RECEPTION NO. 2024049411, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

ALL PARCELS CONTAINING A COMBINED AREA OF 1.560 ACRES (67,979 SQUARE FEET), MORE OR LESS.



Request for Town Council Action

Date: September 15, 2025

Submitted By: Mary Colton, Parks and Recreation Director

Reviewed By: Michelle Kivela, Town Manager

Title: **ORDINANCE NO. 1.662 - Second Reading**
A Bill for an Ordinance Approving the Grant Agreement for Senior Center Improvements By and Between the Town of Parker and the Parker Senior Center, Inc.

Department: Parks, Recreation and Open Space, Mary Colton

EXECUTIVE SUMMARY

Staff is seeking approval of a grant agreement between the Town and Parker Senior Center (the Center) for Center facility Improvements in the amount of \$45,000. The improvements include drainage repair, interior concrete leveling (foundation/floor repairs) and parking lot repairs to be completed on or before June 30, 2026.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Center, located in the Town of Parker, has been serving community members aged fifty (50) and older for nearly forty years. The Center offers a wide range of services, including meals, educational programs, fitness and wellness activities, recreation, events, and local trips that contribute significantly to the quality of life and social well-being of Parker's senior population.

Due to the building's age and prolonged wear, the Center is now facing several critical infrastructure issues. These include:

- Drainage issues that have contributed to water intrusion
- Sinking and uneven basement floors requiring lifting and stabilization
- Significant deterioration of the parking lot that requires resurfacing

These facility concerns not only present long-term maintenance challenges but also pose potential safety hazards and accessibility issues for patrons.

During the May 12, 2025, Study Session, Senior Center President Rich Foerster and Center Manager Leslie Soell presented an update to Town Council, which included a formal request for an additional \$45,000 in funding. This request is in addition to the Town's ongoing annual operational support of \$80,000. The Center indicated that it does not have the available financial

resources to address these urgent facility needs on its own.

Following the presentation, a follow-up discussion with Council and Town staff occurred during the June 9, 2025 Study Session. Council members expressed support for the funding request, indicating the public benefit of the Center and the critical nature of the repairs.

While all three projects are considered necessary, the Center has prioritized the drainage and flooring repairs first, followed by the parking lot repairs, but this is somewhat dependent upon scheduling with vendors.

Town staff, in coordination with legal counsel and Senior Center representatives, developed a grant agreement that outlines:

- The specific scope of work to be completed
- Procurement and contracting guidelines
- Required insurance coverage
- A completion deadline of June 30, 2026

All parties have reviewed and approved the agreement, and staff recommends moving forward with disbursement of the \$45,000 as outlined.

FINANCIAL IMPACT

The cost to the Town is \$45,000, which will be transferred from contingent funds to cover the cost of repairs.

STRATEGIC GOAL(S)



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**



**SUPPORT AN
ACTIVE COMMUNITY**

ATTACHMENTS

1. Ordinance No. 1.662

RECOMMENDED MOTION

I move to approve Ordinance No. 1.662 on second reading.

ORDINANCE NO. 1.662, Series of 2025

TITLE: A BILL FOR AN ORDINANCE APPROVING THE GRANT AGREEMENT FOR SENIOR CENTER IMPROVEMENTS BY AND BETWEEN THE TOWN OF PARKER AND THE PARKER SENIOR CENTER, INC.

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 Grant Agreement for Senior Center Improvements by and between the Town of Parker and the Parker Senior Center, Inc., 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. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2025.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

EXHIBIT 1

GRANT AGREEMENT

THIS GRANT AGREEMENT (this “Agreement”) is made and entered into this _____, by and between the Town of Parker, a Colorado home rule municipality (the “Town”), and Parker Senior Center, Inc., a Colorado nonprofit corporation (the “Senior Center”).

RECITALS

- A. The Senior Center operates a community senior center within the Town of Parker, which serves those aged fifty (50) and older by providing numerous services, including meals, fitness programs, educational programs, activities, and recreation (the “Community Center”).
- B. The Community Center is in need of repairs, including mitigation work on the drainage to the building, the basement floors, and the parking lot.
- C. Due to the public benefit provided by the Senior Center, the Town desires to provide grant funds to the Senior Center to help defray the costs of repairs to the Community Center in accordance with the terms and conditions of this Agreement.
- D. Pursuant to Section 15.7 of the Town’s Home Rule Charter, Town Council may make donations on behalf of the Town.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual covenants, agreements, conditions and undertakings hereinafter specified, the Town and the Senior Center agree as follows:

1. **Agreement Documents.** The “Agreement Documents” shall consist of:

- a. This Agreement;
- b. The Statement of Work, attached hereto as **Exhibit A**;
- c. The Town’s Procurement Guidelines, attached hereto as **Exhibit B**; and
- d. The Town’s Insurance Requirements, attached hereto as **Exhibit C**,

all of which are incorporated herein by this reference, whether or not attached hereto. In the event of any conflicts between this Agreement and any referenced or attached documents, this Agreement shall control.

2. **Senior Center’s Responsibilities.** The Senior Center shall be responsible for procuring the services of a reputable contractor to perform mitigation work on the Community Center’s building, which shall include concrete leveling of the floors, drainage, and parking lot repairs described in **Exhibit A** (the “Services”). The Senior Center shall apply the grant funds provided under this Agreement to the repair work for the drainage and floor repairs (items 1 and 2 in **Exhibit A**) first. If there are any remaining funds after these items have been addressed, such remaining funds may be applied towards the parking lot repairs (item 3 in **Exhibit A**). In

performing the Services, the Senior Center shall follow the procurement guidelines set forth in **Exhibit B**. In the event that the cost to perform the Services exceeds the total amount of funds provided under this Agreement, the Senior Center shall be responsible for the remaining expenses.

3. **Payment of Grant Funds.**

- a. **Grant.** The Town shall pay to the Senior Center a grant amount not to exceed Forty-Five Thousand and 00/100 Dollars (\$45,000.00) for the completion of the Services. In the event that the total cost of the Services is less than \$45,000, the Town shall only pay to the Senior Center that total cost of the Services. In the event that the cost of the Services exceeds \$45,000, the Senior Center shall pay the remainder of the cost.
- b. **Invoicing.** The Senior Center shall submit invoices to the Town no more frequently than once per month that itemize the Services completed since the last invoice. The Senior Center shall prepare the invoices at its sole cost and expense and shall include sufficient detail as determined by the Town to enable the Town to verify the appropriateness of the invoice. Invoices will be itemized and shall include supporting documentation, including copies of invoices from the contractor selected by the Senior Center to perform the mitigation work on the Community Center's drainage facilities, basement floors, and parking lot. The Town shall pay the uncontested amounts on each invoice within thirty (30) calendar days after receipt and approval of the invoice. The Town has the right to ask for clarification on any invoice from the Senior Center.
- c. **Incorrect Payments.** Incorrect payments to the Senior Center due to omission, error, fraud, or defalcation may be recovered from the Senior Center by deduction from subsequent payments due to the Senior Center under this Agreement or other contracts between the Town and the Senior Center.

4. **Term; Period of Performance.** The term of this Agreement shall commence upon its full execution by the parties and shall continue through and including December 31, 2026, unless earlier terminated as set forth herein. The Senior Center shall enter into a contract with a reputable contractor to perform the Services no later than December 31, 2025, and shall complete the Services on or before June 30, 2026 (the "Completion Date"). In the event that the Services cannot be completed by the Completion Date due to delays outside of the Senior Center's control, such as inclement weather affecting the prosecution of the Services, delays in receiving permits for the Services, etc., the Senior Center shall provide documentation to the Town supporting the delay. The Town may, after review of the documentation, agree to extend the Completion Date for the Services in its sole and absolute discretion. If the Town does not agree to extend the Completion Date, it may terminate this Agreement and shall not be responsible for paying for any Services performed after the Completion Date. All time limits are of the essence in this Agreement.

5. **Allowable Use of Funds.** Funds provided under this Agreement shall only be used to carry out the Services. In no event shall the funds be used for any purpose prohibited by law or inconsistent with the terms of this Agreement. The Senior Center shall be solely responsible

for ensuring that all expenditures are allowable, necessary, and reasonable in accordance with the terms of this Agreement. The Town reserves the right to determine, in its sole discretion, whether any expenditure is ineligible or inconsistent with the authorized work described in **Exhibit A**. In such case, the Town shall provide the Senior Center with a notification that the expenses are ineligible. The Senior Center shall have thirty (30) calendar days to respond to such notice. In the event that the Senior Center does not respond, or the Town determines that the response does not affect its determination as to the eligibility of the expenses, the Town may withhold reimbursement or require repayment of any funds disbursed for ineligible costs, or may deduct such amount from future payments due to the Senior Center under this Agreement or any other agreement between the Town and the Senior Center. Any costs determined to be unallowable, including, but not limited to, costs unrelated to the repairs contemplated by this Agreement or incurred beyond the Completion Date, shall not be reimbursed, and if already reimbursed, shall be subject to recovery by the Town.

6. **Records, Monitoring, and Audit Rights.**

- a. **Records.** The Senior Center shall maintain complete and accurate financial and operational records of all expenditures incurred using funds provided under this Agreement. Such records shall include, but are not limited to, documentation of funds received from the Town and other sources to complete the Services, quotes/procurement documents for the Services, invoices, and receipts directly related to the provision of the Services. These records shall be maintained by the Senior Center for a period of not less than three (3) years following the completion of the Services.
- b. **Monitoring.** The Town shall have the right to monitor the performance of the Senior Center for compliance with the terms of this Agreement. Failure to comply with the terms of this Agreement, including use of the funds for purposes outside of the provision of the Services will constitute a material breach. The Senior Center shall cooperate with all monitoring, including any site visits or evaluations.
- c. **Audit Rights.** The Town shall have the right, under reasonable advance notice, to inspect, audit, and copy such records during regular business hours to ensure compliance with the terms of this Agreement.

7. **Revenue Disclosure.** The Senior Center shall file with the Town a written statement listing all revenue received, or expected to be received, by the Senior Center from all sources, including governmental agencies. The statement will further provide a budget demonstrating how it will use these funding sources to offset, in whole or in part, any of the costs incurred by the Senior Center in conducting the Services as well as other current or prospective projects. Such statement shall reflect: (a) the name and a description of the project, program, or activity; (b) the dollar amount of funding provided, broken down by funding source; and (c) the full name and address of the organizations providing such funding. Individual donors are not required to be listed and may be aggregated with other individual donors or members in order to protect their privacy.

8. **Non-Appropriation.** Pursuant to C.R.S. § 29-1-110, as amended, the financial obligations of the Town as set forth herein after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise available. This Agreement is automatically terminated on January 1st of the first fiscal year for which funds are not appropriated. The Town's fiscal year is currently the calendar year. The Town shall give the Senior Center written notice of such non-appropriation.
9. **Assignment and Sub-Awards.** The Senior Center shall not assign this Agreement or issue any sub-awards pursuant to this Agreement. This Agreement is voidable by the Town and the Town may terminate this Agreement if the Senior Center assigns this Agreement or issues sub-awards. Subject to these limitations, this Agreement will inure to the benefit of and be binding upon the parties and their respective successors.
10. **Indemnification.** The Senior Center shall indemnify, defend, and hold the Town and its officials and employees harmless from and against any and all claims, damages, losses, injuries, and expenses (including reasonable attorneys' fees), relating to or arising out of (1) any act or omission of the Senior Center its officers, employees, subcontractors, or agents in connection with the performance of the Services; or (2) any breach of a covenant, representation, or warranty made by the Senior Center under this Agreement. The Senior Center need not indemnify, defend, and hold the Town, its officials and employees harmless from damages resulting from the negligence of the Town, its officials, or employees. The Town cannot, and by this Agreement does not, agree to indemnify, defend, hold harmless, or exonerate the Senior Center or any other person or entity whatsoever, for any purpose whatsoever.
11. **Insurance.**
 - a. **Generally.** The Senior Center shall purchase and maintain such insurance in a company or companies licensed to do business in the State of Colorado as will protect it from claims which may arise out of or result from operations under the Agreement, whether such operations be by themselves or by any subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. The insurance required in this paragraph shall be written for not less than the amounts set forth in the Insurance Requirements attached hereto as **Exhibit C**. The Senior Center shall not be relieved of any liability pursuant to the paragraph titled **Indemnification** by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The Senior Center shall provide certificates evidencing such coverage to the Town's Risk Manager prior to commencing the Services and during the term of this Agreement shall provide the Town written evidence of continuing insurance coverage prior to the expiration of the current coverage term. Should the Town request written evidence of continuing insurance coverage, such shall be provided to the Town within three (3) business days of its receipt of the request. The Senior Center shall provide the Town no less than thirty (30) days' prior written notice of any proposed change to, or cancellation of the insurance coverage, including all policy renewal information. Any proposed change to the insurance coverage shall comply with the terms of this Agreement. Any deviations below the

insurance standards set forth above must be approved by the Town of Parker Risk Manager. Should the Senior Center not have prior notice of a change or cancellation to the insurance coverages, the Senior Center shall notify the Town no later than two (2) business days after the Senior Center receives notice of a change in or cancellation of coverage.

- b. Endorsement. The Senior Center shall request that its Commercial General Liability insurance policy be endorsed to the Town. If requested by the Town, the Senior Center shall request from its insurance company an endorsement to any other insurance policy for this Agreement, in a form approved by the Town Attorney's Office, which will require the insurance company to provide the Town with notice of cancellation of the policy. The Senior Center shall promptly comply with all terms of the endorsement and shall pay the cost of the endorsement.
 - c. Certificate of Insurance. All certificates of insurance and guarantees required by this Agreement shall be submitted by the Senior Center to the Town prior to commencement of the Services. Within a reasonable time after submittal, the Town shall either approve the certificates of insurance or notify the Senior Center of any unacceptable conditions stating the specific reasons therefor. The Senior Center shall promptly re-submit an acceptable certificate of insurance, which the Town shall review within a reasonable time. The Senior Center shall not commence any of the Services until all required certificates of insurance have been accepted by the Town.
 - d. Breach. Failure on the part of the Senior Center to procure or maintain policies providing the required coverages, conditions and minimum limits shall constitute a material breach of contract upon which the Town may immediately terminate this Agreement or, at its discretion, the Town may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the Town shall be repaid by Senior Center to the Town upon demand, or the Town may offset the cost of the premiums against any monies due to the Senior Center from the Town. Any termination of this Agreement, does not relieve the Senior Center from indemnification during the period this Agreement was in effect.
12. Termination. The Town reserves the right to terminate this Agreement in whole or in part, with or without cause, upon written notice to the Senior Center. In the event of termination for cause, the Town shall have no obligation to pay any additional amounts invoiced by the Senior Center. In the event for termination without cause, the Town shall pay for all Services completed prior to the effective date of the termination. Any expenses incurred by the Senior Center after the effective date of the termination of this Agreement are not allowable costs unless the Town expressly authorizes them in writing in its notice of termination. Other costs incurred by the Senior Center that arise after the effective date of termination which are necessary and not reasonably avoidable are allowed if: (a) the costs resulted from obligations which were properly incurred by the Senior Center before the effective date of the termination, are not incurred in anticipation of termination, and are non-cancellable; and (b) the costs would be allowable if this Agreement were still in effect.

13. **Independent Contractor Status.** The Senior Center is an independent contractor and is not an agent, servant, or employee of the Town. The Senior Center and its employees are not entitled to workers' compensation or unemployment insurance benefits through the Town. The Senior Center is solely responsible for necessary and adequate workers' compensation insurance and shall be responsible for withholding and paying all federal and state taxes. The Senior Center hereby acknowledges full and complete liability for, and timely payment of, all local, state, and federal taxes imposed.

14. **Notices.** Notices shall be given in writing and shall be deemed received if given by: (i) electronic mail when transmitted, if transmitted on a business day and during normal business hours of the recipient, and otherwise on the next business day following transmission; (ii) certified mail, return receipt requested, postage prepaid, three (3) business days after being deposited in the United States mail; or (iii) overnight carrier service or personal delivery, when received. Notice shall be given to the parties at the following addresses:

To the Town: Town of Parker
 Attn: Town Manager
 20120 E. Mainstreet
 Parker, Colorado 80138
 mkivela@parkerco.gov

and (send to all) Town of Parker
 Attn: Legal/Town Attorney
 20120 E. Mainstreet
 Parker, Colorado 80138
 contracts@parkerco.gov

To the Senior Center: Parker Senior Center
 Attn: Leslie Soell, Center Manager
 10675 Longs Way
 Parker, Colorado 80138
 leslie@parkercseniorcenter.org

with a copy to: Jim Noon
 Jimnoon88@gmail.com

15. **Miscellaneous.**

- a. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in the County of Douglas, State of Colorado.
- b. **Compliance with Law.** The Services to be performed by the Senior Center hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations that affect the Senior Center or those employed or engaged by it, the materials or equipment used, and the performance of the Services. The Senior Center shall procure all necessary approvals, licenses, and permits at its own expense.

- c. Non-Discrimination. The Senior Center shall not discriminate against any person otherwise qualified solely because of race, creed, sex, color, national origin or ancestry, religion, disability, age, sexual orientation, gender identity, veteran status, or any other basis prohibited by federal, state, or local law.
- d. Publicity. The Senior Center shall recognize the Town for providing funding for the Services in any advertisements, notifications, publications, etc. that discuss the Services. The Town grants the Senior Center the right to utilize the Town's name and logo in such publicity, with the Town's prior written approval.
- e. Entire Agreement. This Agreement is the entire agreement between the Senior Center and the Town with respect to the funding of the Services, superseding all prior oral or written communications. None of the provisions of this Agreement may be amended, modified, or changed, except as provided herein. For purposes of clarity, the terms and conditions of any Senior Center invoice or other documentation, including indemnification, limitation of liability, or cancellation fees, shall be void and of no effect against the Town notwithstanding any signatures on such form by a Town employee. The Senior Center's rights and obligations shall be solely governed by the terms and conditions of this Agreement. Any Town employee's signature on the Senior Center's forms shall be effective only to establish receipt of such form.
- f. Governmental Immunity. Notwithstanding any other provision to the contrary, no term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection or other provisions of the Colorado Governmental Immunity Act, Section 24-10-101 et seq., C.R.S., as now or hereafter amended. The parties understand and agree that liability for claims for injuries to persons or property arising out of negligence of the Town, its officials and employees is controlled and limited by the provisions of Section 2-10-101 et seq., C.R.S., as now or hereafter amended.
- g. Waiver. This Agreement or any of its provisions may not be waived except in writing by a party's authorized signatory. The failure of a party to enforce any right arising under this Agreement on one or more occasions will not operate as a waiver of that or any other right on that or any other occasion. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligations of this Agreement.
- h. Severability. If any provision of this Agreement or the application thereof to any person or in any circumstance shall be unenforceable to any extent, the remainder of this Agreement and the application of such provision to other persons or in other circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
- i. Survival. Notwithstanding anything to the contrary, the parties understand and agree that all terms and conditions of this Agreement that require continued performance or compliance beyond the termination or expiration of this Agreement, including without limitation the indemnification and warranty provisions, shall survive such termination or

expiration and shall be enforceable against a party if such party fails to perform or comply with such term or condition.

- j. No Third-Party Beneficiaries. The enforcement of this Agreement and all rights of action relating to such enforcement shall be strictly reserved to the Town and the Senior Center. Nothing contained in this Agreement shall give or allow any claim or right of action whatsoever by any other third person, nor shall anything contained in this Agreement be construed as a waiver of any provision of the Colorado Governmental Immunity Act, C.R.S. §24-10-101, et. seq., as amended. It is the express intention of the Town and the Senior Center that any such person or entity, other than the Town and the Senior Center, receiving services or benefits under this Agreement shall be deemed an incidental beneficiary only.
- k. Execution by Counterparts; Electronic Signatures. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The parties approve the use of electronic signatures for execution of this Agreement. All documents must be properly notarized, if applicable. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, C.R.S. §§24-71.3-101 to -121.
- l. Signature Authority. The individual signing this Agreement on behalf of the Senior Center represents and warrants to the Town that he/she/they have full authority to enter into this Agreement on behalf of the Senior Center and to bind Senior Center to the terms and conditions of this Agreement.

[Remainder of the page intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

TOWN OF PARKER, COLORADO

By: _____
Joshua Rivero, Mayor

Date: _____

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Jamie Wynn, Town Attorney

**PARKER SENIOR CENTER, INC.,
a Colorado nonprofit corporation**

By: _____
Rich Foerster, Board President

Date: _____

Exhibit A

Statement of Work

Under this Agreement, the Senior Center may use grant funds to perform one or more of the following urgent facility repair projects at its property located at 10675 Longs Way, Parker, Colorado. The Senior Center shall apply the grant funds provided by the Town to the projects identified below in sequential order. For the avoidance of doubt, the Senior Center shall apply funds towards the Drainage Improvements project first. If any funds are remaining after this project, it may then apply funds to the Interior Concrete Leveling project. If any funds are remaining, then the Senior Center may apply those funds to the Parking Lot Repairs project.

1. **Drainage Improvements:** Installation or repair of exterior drainage systems to address water intrusion or runoff that may be contributing to foundation or floor movement. Work may include grading adjustments or installation of drainage channels or systems to divert water away from the building.
2. **Interior Concrete Leveling (Foundation/Floor Repairs):** Mitigation and repair of interior concrete floors that are experiencing uneven settling or sinking. Work may include leveling techniques to restore safety and functionality to impacted areas of the facility.
3. **Parking Lot Repairs (Surface-Only):** Rehabilitation of the facility's parking lot, including the patching or repair of potholes or degraded asphalt surfaces.

All work shall be performed in accordance with the applicable building codes and permitting requirements and shall be completed by a licensed contractor experienced in structural and foundation repair.

Exhibit B

Procurement Guidelines

The Senior Center shall comply with the following procurement standards for any contractor or vendor retained to perform the Services described in this Agreement:

A. Minimum Competitive Quotes.

The Senior Center shall obtain and retain a minimum of three (3) competitive quotes from responsible vendors prior to entering into a contract for the Services. Quotes shall be obtained from vendors who:

- Hold a valid and active business license,
- Maintain appropriate and current liability insurance, and
- Provide satisfactory references demonstrating past performance on similar projects.

The Senior Center shall provide copies of all received quotes to the Town upon request and prior to the submission of any invoice for reimbursement. If three quotes cannot be obtained, the Senior Center must provide written justification for proceeding with fewer, subject to approval by the Town.

B. Procurement Threshold Alignment. Procurement actions funded under this Agreement shall generally align with the Town of Parker's procurement thresholds:

Aggregate Contract Amount	Required Process
Under \$5,000	No quotes required. A written agreement may still be necessary.
\$5,000 or more	Minimum of three (3) competitive quotes required.

The aggregate contract amount shall be determined as follows:

- For a contract with renewal terms, the aggregate is based on the initial term only.
- For a multi-year, non-renewable project, the aggregate is based on the total expected cost over the project duration.

C. Avoidance of Split Procurements. The Senior Center shall not subdivide contracts or intentionally split procurements to avoid compliance with the above thresholds.

EXHIBIT C
Insurance Requirements

I	Prior to the commencement of any Services, the Senior Center shall forward their certificate of insurance to the Town’s Risk Manager at RiskManagement@parkerco.gov
II	The Certificate Holder must be: Town of Parker, Colorado 20120 E. Mainstreet Parker, Colorado 80138
III	The Town of Parker must be added as an additional insured to general liability and any excess liability policies.
IV	Minimum Insurance Requirements
	Commercial General Liability ▪ Must be on an Occurrence Form. ▪ This policy must not exclude or reduce coverage for mobile equipment, personal injury, property damage, blanket contractual, independent contractor, and death. ▪ Personal injury coverage must have the employee exclusion deleted. ▪ This policy shall contain a Waiver of Subrogation on behalf of the Town of Parker. Commercial General Liability shall have the following minimum coverages: ▪ \$1 million each occurrence ▪ \$2 million general aggregate
V	Additional Terms
	All deductibles or self-insured retentions (“SIRs”) in excess of \$5,000 must be listed on the certificate of insurance.
	The insurance requirements specified by the Town shall remain in effect for the full term of the Agreement and any extension thereof. Updated certificates of insurance shall be sent to the Town as necessary during the term of the Agreement and prior to any extension thereof.
	The Town reserves the right to reject any insurer it deems not financially acceptable on insurance industry resources. Property and liability insurance companies shall be licensed or approved to do business in Colorado and shall have an A.M. Best rating of not less than A-/VIII. Additionally, the Town reserves the right to reject any insurance with relatively large deductibles or SIRs, deemed by the Town to pose too high of a risk based on the size of the Senior Center, financial status or rating of the Senior Center, or based on the size or type of the project and exposure.
	<u>Any deviations below the standards given above must be approved by the Town of Parker’s Risk Manager.</u>
VI	Any subcontractors must meet the same insurance requirements for the Agreement unless the Risk Manager has approved a deviation in writing.



Request for Town Council Action

Date: September 15, 2025

Submitted By: Tom Gill, Associate Project Manager

Reviewed By: Michelle Kivela, Town Manager

Title: **Parker Road Sidewalks – East Side Gaps (Pine Drive to Stroh Road) (CIP 23-042)**

Amount: **\$3,721,000.00**

Contractor: **Hamon Infrastructure, Inc.**

Department: **Engineering and Public Works, Tom Gill**

EXECUTIVE SUMMARY

This item is to award a trade contractor agreement with Hamon Infrastructure, Inc., for the Parker Road Sidewalk - East Side Gaps (Pine Drive to Stroh Road) (CIP23-042) for \$3,721,000.00.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town publicly opened competitive bids on September 4, 2025, for the Parker Road Sidewalks – East Side Gaps Pine Drive to Stroh Road (CIP 23-042) project. Work includes, but is not limited to, construction of approximately 3,700-feet of 10-foot wide trail/sidewalk and two pedestrian bridges. The project limits are on the east side of Parker Road (State Highway 83) from Pine Drive to Stroh Road and will eliminate two (2) gaps in the existing sidewalk/trail.

The Town received responsive bids from ten (10) contractors with Hamon Infrastructure, Inc., being the lowest responsible bidder. Hamon is currently under contract with the Town for the Lincoln/Jordan widening project, and they have also successfully completed several Town public works projects. Therefore, Town staff recommends moving forward with the contract award. The bids were as follows:

Hamon Infrastructure Inc.	\$3,721,000.00
FNF Construction, Inc.	\$3,748,084.10
Native Sun Construction	\$3,933,307.95
HCG Construction	\$4,039,200.00
Jalisco International, Inc.	\$4,096,622.50
Myers and Sons Construction LLC	\$4,709,538.11
GoodLand Construction Inc.	\$4,789,895.10
Concrete Express, Inc.	\$4,901,743.15

ABCO Contracting, Inc.	\$5,337,420.00
Concrete Works of Colorado, Inc.	\$5,580,752.75
Engineer's Estimate	\$5,122,000.00

The Town was approved to receive partial state and federal funding for construction of this trail/sidewalk through the Colorado Department of Transportation (CDOT). Council approved this intergovernmental agreement (IGA) with CDOT to receive these funds via Ordinance No. 9.364 on January 2, 2024. The IGA is for direct construction funding and there is a 72/28 split with 72% of the construction funding being reimbursable up to a maximum contract amount of \$5,000,000. The Town is required to fund the remaining 28% of the direct construction cost. The CDOT funding cannot be used for non-direct construction expenses like design, material testing or construction administration and the Town will be responsible for those costs.

As of assembling this Town Council item, CDOT had not provided their concurrence to award the contract. Due to timing restrictions with the Federal funds, the Town is moving forward with requesting an award from Town Council contingent on receiving the CDOT concurrence to award. CDOT concurrence to award the contractor is anticipated to be received before the end of September. Due to the lead time for manufacturing of the pedestrian bridges for the project, the bulk of the construction is anticipated to occur in 2026 with completion in the fall of 2026.

FINANCIAL IMPACT

This project has been awarded State and Federal funding via an IGA approved in 2024. The maximum direct construction funding breakdown is as follows:

Federal Funds	\$1,096,000
State Funds	\$2,500,000
Town Funds	\$1,404,000

The necessary Town funds are included in the 2025 appropriated budget.

STRATEGIC GOAL(S)



**SUPPORT AN
ACTIVE COMMUNITY**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation as a part of the regular agenda, contingent upon receipt of the Concurrence to Award from CDOT.



Request for Town Council Action

Date: September 15, 2025

Submitted By: Michael Grabczyk, Project Engineer

Reviewed By: Michelle Kivela, Town Manager

Title: **Cottonwood Storm Phase 1 (CIP24-020)**

Amount: **\$515,000**

Contractor: **HCG Construction**

Department: **Engineering and Public Works, Michael Grabczyk**

EXECUTIVE SUMMARY

This item is to award a trade contractor agreement with HCG Construction for the Cottonwood Storm, Phase 1 Project (CIP24-020) in the amount of \$515,000.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Stormwater Division, with support from Parker's Private Public Partnership (P3) program, is seeking to address failing stormwater infrastructure within the Cottonwood Urban Renewal Area. Specifically, this contract is to rehabilitate a storm water quality pond located at the southeast corner of Parker Road and Cottonwood Drive.

This project is located within the Crown Point Subdivision which was originally developed with a master drainage plan, approved in 2000. The drainage system serving this subdivision includes two large regional detention ponds, which attenuate runoff from larger, infrequent storm events and many smaller water quality ponds that treat and attenuate runoff from more frequent storm events. From inspections, the Town has noted that the overflow structure of the subject pond has been undermined and is failing. Failure of the structure would potentially clog the downstream structure and cause localized flooding in the area.

This project seeks to remove a failing overflow structure, upgrade the inlet and outlet structures to current standards, and improve access for maintenance equipment. Construction is tentatively scheduled to begin in October and continue through the winter with substantial completion anticipated within the first quarter of 2026.

The Town issued a Notice to Bidders for proposals on July 24, 2025, with proposals publicly opened on August 21, 2025. The Town received bids from seven contractors, with HCG Construction being the lowest responsible bidder. The Engineer's Opinion of Probable Cost was \$562,748 and the bid results were as follows:

Company	Bid
B2 Excavating	\$729,537.83
Civil Specialties, Inc.	\$554,802.25
Elite Surface Infrastructure	\$665,938.31
GoodLand Construction, Inc.	\$598,376.00
HCG Construction	\$515,000.00
Hamon Infrastructure	\$692,266.65
West Fork Construction	\$562,617.00

FINANCIAL IMPACT

Funding for this project is being provided entirely by the Cottonwood Urban Renewal Area and was appropriated for construction through the Drainage Capital Improvements Fund (501-4315-7865). The authorized contract amount is less than the amount appropriated for this project.

STRATEGIC GOAL(S)

**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**

ATTACHMENTS

1. Project Location Map

RECOMMENDED MOTION

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

Pond Location

Water Quality Pond
South East Corner of Cottonwood Dr & Parker Rd

