



SUBDIVISION IMPROVEMENTS AGREEMENT

Piney Lake Trails Subdivision, File No. SB2022-224

(Project Name & File Number)

Chuck Smith

(Staff Engineer)

Heather Scott

(Staff Planner)

This Agreement is made as of this 11th day of September, 2024, between Pine Lake Trails, LLC, a Colorado limited liability company qualified to do business in Colorado ("Developer"), whose address is 8678 Concord Center, Suite #200 Englewood, CO 80112, Colorado and the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS ("County"), whose address is 100 Third Street, Castle Rock, Colorado 80104, Attention: Public Works Engineering Director.

1. GENERAL

1.1 Purpose. The purpose of this Agreement is to provide for the completion of the Subdivision Improvements as hereinafter defined, for the Subdivision, as hereinafter defined.

1.2 Recitals.

(a) Developer is the owner and subdivider of the Subdivision and has presented a final plat of the Subdivision to the County for approval.

(b) The subdivision statutes of the State of Colorado, Section 30-28-127, C.R.S., and the Subdivision Resolution of the County authorize the execution of a subdivision improvements agreement between the County and Developer whereby Developer agrees to construct any required public improvements for the Subdivision and to provide security for completion of the Subdivision Improvements.

(c) This Agreement will provide for the completion of the Subdivision Improvements within the Subdivision and will protect the County from the cost of completing the Subdivision Improvements.

(d) This Agreement is not executed for the benefit of third parties such as, but not limited to, materialmen, laborers or others providing work, services or material for the Subdivision Improvements or lot or home buyers in the Subdivision.

1.3 Subdivision. The "Subdivision" shall mean Piney Lake Trails Filing No. 1, Douglas County, Colorado, the final plat for which has been presented to the County and is expected to be approved by the County at the time of, and in connection with, approval of this Agreement by the County.

1.4 Subdivision Improvements. The "Subdivision Improvements" shall mean the street, drainage and other improvements, including cost contributions and/or guarantees of payment, if any, set forth and described on the Plans, as hereinafter defined and/or in Exhibit D, attached hereto and are incorporated herein by this reference. The Subdivision Improvements and phasing are listed, together with the estimated costs thereof and/or with the agreed upon financial contribution amounts, on Exhibits A, B, C, D, & E.

1.5 Plans. The "Plans" shall mean the construction drawings dated March 15th, 2024 entitled Piney Lake Trails Roadway & Storm Drainage Construction Plans, Piney Lake Trails Utility Plans, and Piney Lake Trails Final Landscape and Irrigation Plans on file with the Public Works Engineering Director.

II. CONSTRUCTION OF SUBDIVISION IMPROVEMENTS.

2.1 Agreement to Construct. Subject to and in accordance with the terms and provisions of this Agreement, Developer agrees to cause the Subdivision Improvements to be constructed and completed at its expense, in accordance with the Plans.

2.2 Final Plat Approval as Condition. The obligation of the Developer to construct and complete the Subdivision Improvements is conditioned upon and shall arise only upon approval and recordation of the final plat of the Subdivision by the County.

2.3 Commencement of Construction. Developer shall commence construction and installation of one or more Phases of the Subdivision Improvements within 60 days from the date of receipt by the County of security for the full amount of the construction cost of said Phase(s) as identified in Exhibits A, B, C, D, & E of this Agreement.

2.4 Completion Date. Said Phase(s) shall be completed within nine months after the date of receipt of security for said Phase(s) ("Completion Date"). The Completion Date may be extended with the approval of the Board of County Commissioners, which approval shall not be unreasonably withheld.

2.5 Construction Standards. The Subdivision Improvements, including water and sanitary sewer, shall be constructed in accordance with the Plans approved by the Public Works Engineering Director and, to the extent not otherwise provided in the Plans, in accordance with the County's ordinances, resolutions, and regulations.

2.6 Warranties of Developer. Developer warrants that the Subdivision Improvements will be installed in a good and workmanlike manner and in substantial compliance with the Plans and requirements of this Agreement and shall be substantially free of defects in materials and workmanship. These warranties of Developer shall remain in force and effect as to any completed

Phase of the Subdivision Improvements until the lapse of two years after Preliminary Acceptance of such Phase of the Subdivision Improvements as hereinafter provided in this Agreement.

27 Title to Subdivision Improvements. All Subdivision Improvements shall be constructed within streets or easements dedicated to the County in the final plat of the Subdivision or conveyed by other recorded instruments at the time the final plat is recorded. Subdivision Improvements for private roads shall be in accordance with the Douglas County Roadway Design and Construction Standards. Title to the property shown on the final plat shall be vested, at the time the final plat is presented to the County for approval, in Developer and any other parties executing the final plat and shall be certified by a title company's or attorney's certificate shown on the final plat.

III. SECURITY FOR COMPLETION.

3.1 Deposit of Security for Developer Obligations. To secure the performance of the obligations of Developer under this Agreement to complete the Subdivision Improvements for the Subdivision, Developer shall deposit with the County an irrevocable letter of credit with provisions as hereinafter set forth. The letter of credit shall be deposited after approval of the final plat for the Subdivision and shall be 115% of the estimated cost to construct each Phase, which the Developer desires to construct. No conveyance or transfer of title to any lot, lots, tract or tracts of land within a Phase with uncompleted Subdivision Improvements shall be made, nor any building permit issued, unless an approved letter of credit has been deposited with the County or unless all public improvements have been completed and an irrevocable letter of credit in the amount of 15 percent of the estimated cost of said improvements has been deposited with the County as provided in Section 4.2 below. The irrevocable letter of credit shall be retained by the County until satisfaction of Developer's obligations under this Agreement or earlier release by the County.

3.2 Provisions for Letter of Credit. A letter of credit for a Phase shall be in an amount equal to 115% of the estimated cost to construct that Phase. The letter of credit shall be issued by Vectra Bank or such other bank as shall be approved by the County; shall have an expiration date no earlier than two years after its date of issue; and shall provide that it may be drawn upon from time to time by the County in such amount or amounts as the County may designate as justified, such amounts not to exceed, in the aggregate, the amount of the letter of credit. Draws under any such letter of credit shall be by a certificate signed by the Chairman or Acting Chairman of the Board of County Commissioners of Douglas County stating that the County is entitled to draw the specified amount under the terms of this Agreement. The right of the County to draw on any letter of credit shall be as provided in, and subject to, the provisions of Sections 5.1 through 5.6 of this Agreement.

3.3 Recording of Agreement. After approval of the final plat of the Subdivision by the County, this Agreement may, at the option and expense of the County, be recorded in the office of the Clerk and Recorder of Douglas County. Upon Final Acceptance of all of the Subdivision Improvements by the County, the County shall deliver to Developer a recordable executed document, which shall release all property within the Subdivision from any further effect of this Agreement.

IV. ACCEPTANCE OF IMPROVEMENTS.

4.1 Preliminary Acceptance. Upon the satisfactory completion of the Subdivision Improvements in a Phase of the Subdivision, Developer shall be entitled to obtain preliminary acceptance thereof by the County ("Preliminary Acceptance") in accordance with the following provisions.

Upon such completion, Developer shall give written notice to the Public Works Engineering Director requesting an inspection of the completed Subdivision Improvements ("Preliminary Inspection Notice"). The County shall inspect the completed Subdivision Improvements within fourteen days after receipt by the Public Works Engineering Director of the Preliminary Inspection Notice and, if the Public Works Engineering Director finds that the specified improvements have been completed substantially in accordance with the Plans and the other requirements of this Agreement, the Public Works Engineering Director shall issue a letter evidencing Preliminary Acceptance within fourteen days after the inspection.

If, upon inspection of the completed Subdivision Improvements, the Public Works Engineering Director finds that the specified improvements have not been completed substantially in accordance with the Plans and the other requirements of this Agreement, the Public Works Engineering Director shall issue a written notice of noncompliance within fourteen days after the inspection specifying the respects in which the completed Subdivision Improvements have not been completed substantially in accordance with the Plans and the other requirements of this Agreement. Developer shall thereupon take such action as is necessary to cure any noncompliance and, upon curing the same, shall give a new Preliminary Inspection Notice to the Public Works Engineering Director. Upon the giving of such a new Preliminary Inspection Notice, the foregoing provisions of this Section 4.1 shall be applicable as if the new Preliminary Inspection Notice were a Preliminary Inspection Notice under the foregoing provisions of this Section 4.1.

4.2 Partial Release of Security. At the time of Preliminary Acceptance of completed Subdivision Improvements, the County shall issue a written release of the letter of credit and the plat restriction provided in Section 3.1. The amount to be released for the completed Subdivision Improvements shall be the total amount of the letter of credit for each completed Phase. Prior to release of the letter of credit, an irrevocable letter of credit in the amount of 15% ("Warranty Security") of the total costs of the Subdivision Improvements for the Phase shall be delivered to the County by the Developer. The Warranty Security shall remain in effect during the two-year warranty period following Preliminary Acceptance of the completed Subdivision Improvements for the completed Phase.

4.3 Maintenance Prior to Final Acceptance. Until Final Acceptance by the County of the Subdivision Improvements, Developer shall, at Developer's expense, make all needed repairs or replacements to the Subdivision Improvements required on account of defects in materials or workmanship and shall be responsible for ordinary repairs and maintenance thereof including street sanding, snow removal, and cleaning. Subsequent to preliminary acceptance and subject to accessibility, the Department of Public Works Engineering may elect to relieve the Developer of traffic signage and snow removal responsibility. Specific reductions or releases of responsibility must be in writing signed by the Public Works Engineering Director.

4.4 Final Acceptance. At the end of the two-year warranty period for any Phase of the Subdivision Improvements, Developer shall be entitled to obtain final acceptance thereof by the County ("Final Acceptance") in accordance with the following provisions.

No later than 60 days prior to the expiration of the warranty period for any Phase of the Subdivision Improvements, Developer shall give written notice to the Public Works Engineering Director requesting a final inspection of such Phase of the Subdivision Improvements ("Final Inspection Notice"). The County shall inspect such Phase of the Subdivision Improvements within fourteen days after receipt by the Public Works Engineering Director of the Final Inspection Notice and, if the Public Works Engineering Director finds that the Phase of the Subdivision Improvements is substantially free of defects in materials and workmanship and has been repaired and maintained as and to the extent required in this Agreement, the Public Works Engineering Director shall issue a letter evidencing Final Acceptance of the Phase of the Subdivision Improvements.

If, upon final inspection of a Phase of the Subdivision Improvements, the Public Works Engineering Director finds that the Phase of the Subdivision Improvements is not substantially free of defects in materials and workmanship or has not been repaired and maintained as required under this Agreement, the Public Works Engineering Director shall issue a written notice of noncompliance within fourteen days after the final inspection specifying the respects in which the Subdivision Improvements are not substantially free of defects in materials and workmanship or have not been repaired and maintained as required under this Agreement. Developer shall thereupon take such action as is necessary to cure any noncompliance and, upon curing the same, shall give a new Final Inspection Notice to the Public Works Engineering Director. Upon the giving of such new Final Inspection Notice, the foregoing provisions of this Section 4.4 shall be applicable as if the new Final Inspection Notice were a Final Inspection Notice under the foregoing provisions of this Section 4.4.

At the time of Final Acceptance of the Subdivision Improvements for a Phase in the Subdivision, Developer shall be entitled to a release of the Warranty Security for that Phase. The release shall be in writing, signed by the Public Works Engineering Director.

Upon Final Acceptance of a Phase of the Subdivision Improvements, the County shall assume full responsibility for repairs and maintenance of the Subdivision Improvements as would normally be the responsibility of the County bylaw.

Prior to Final Acceptance of all of the Subdivision Improvements, "as constructed" engineering drawings shall be submitted to the County in accordance with County policy.

V. DEFAULTS AND REMEDIES

5.1 Default by Developer. A default by Developer shall exist after notice and hearing and an opportunity to cure as hereinafter provided if (a) Developer fails to construct the Subdivision Improvements in substantial compliance with the Plans and the other requirements of this Agreement; (b) Developer fails to complete construction of the Subdivision Improvements by the Completion Date provided herein as the same may be extended; (c) Developer fails to cure any noncompliance specified in any written notice of noncompliance within a reasonable time after receipt of the notice of noncompliance; (d) Developer otherwise breaches or fails to comply with any

obligation of Developer under this Agreement; (e) Developer becomes insolvent, files a voluntary petition in bankruptcy, is adjudicated a bankrupt pursuant to an involuntary petition in bankruptcy, or a receiver is appointed for Developer; (f) Developer fails to maintain in full force and effect a letter of credit in the amounts specified in this Agreement. Notice of default as to any Phase of the Subdivision Improvements must be given prior to expiration of the warranty period for such Phase of the Subdivision Improvements as hereinafter provided.

52 Notice and Hearing. In the event a default by Developer is believed to exist, the County shall give written notice thereof to Developer, specifying the default and setting a date for hearing before the Board of County Commissioners to determine the existence of the default. The hearing shall be no less than fourteen days after the receipt by Developer of the notice of default from County. Within 30 days after such hearing, the Board of County Commissioners shall determine whether or not a default exists and, if so, shall specify a reasonable time within which Developer shall be required to cure the default.

53 Remedies of County. If the Board of County Commissioners, after notice and hearing as aforesaid, determines that a default by Developer exists, and if Developer fails to cure such default within the time specified by the Board of County Commissioners, the County shall be entitled to (a) make a draw on the letter of credit for the amount reasonably determined by the County to be necessary to cure the default in a manner consistent with the approved Plans up to the face amount of the letter of credit; and (b) sue the Developer for recovery of any amount necessary to cure the default over and above the amount available under the letter of credit.

54 County Right to Complete Subdivision Improvements. The right of the County to complete or cause completion of the Subdivision Improvements as hereinabove provided shall include the following rights. The County shall have the right to complete the Subdivision Improvements, in substantial accordance with the Plans, the estimated construction costs, and other requirements of this Agreement, either itself or by contract with a third party or by assignment of its rights to a successor developer who has acquired the Subdivision by purchase, foreclosure, or otherwise. The County, any contractor under the County, or any such successor developer, their agents, subcontractors and employees shall have the non-exclusive right to enter upon the streets and easements shown on the final plat of the Subdivision and upon any part of the Subdivision owned by Developer for the purpose of completing the Subdivision Improvements.

55 Use of Funds by County. Any funds obtained by County under a letter of credit, or recovered by the County from Developer by suit or otherwise, shall be used by the County to pay the costs of completion of the Subdivision Improvements substantially in accordance with the Plans and the other requirements of this Agreement and to pay the reasonable costs and expenses of the County in connection with the default by Developer, including reasonable attorneys' fees, with the surplus, if any, to be returned to Developer.

56 Protection of Innocent Purchasers. The letter of credit furnished to the County under this Agreement is designed to assure completion of the Subdivision Improvements and to protect the County from bearing the cost of completing the Subdivision Improvements. Accordingly, the County shall have recourse only under the letter of credit and against the Developer and the successors and assigns of Developer in its capacity as developer of the Subdivision and shall not

have recourse against third parties who purchase lots or acquire interests in the Subdivision other than those who acquire lots or interests as a successor or assignee of Developer in its capacity as developer of the Subdivision.

VI. MISCELLANEOUS.

61 Indemnification. Developer shall indemnify and save harmless the County from any and all suits, actions, claims, judgments, obligations, or liabilities of every nature and description which arise from an event or occurrence prior to the date of Final Acceptance and which are caused by, arise from, or on account of the construction and installation of the Subdivision Improvements; and any and all suits, actions, claims, or judgments which arise from an event or occurrence prior to the date of the Final Acceptance and which are asserted by or on behalf of contractors or subcontractors working in the Subdivision, lot owners in the Subdivision, or third parties claiming injuries resulting from defective improvements constructed by Developer. This indemnification shall not apply to claims arising from the negligent acts or omissions of County. Developer shall pay any and all judgments rendered against the County on account of any such suit, action, or claim, together with all reasonable expenses and attorneys' fees incurred by the County in defending such suit, action, or claim. The County shall, within fifteen days after being served with any such claim, suit, or action, notify the Developer of its reliance upon this indemnification and provide Developer with a copy of all documents pertaining to the claim or cause of action. The Developer may provide proper legal representation for the County in said action, in which case the Developer shall not be responsible for any additional legal fees incurred by the County. The County agrees that the Developer may also, on its own behalf, become a party to any such action and the County agrees to execute any documents as may be necessary to allow the Developer to be a party. The Developer is not an agent or employee of the County.

62 Insurance. Developer shall require that all contractors engaged in the construction of the Subdivision Improvements maintain worker's compensation insurance. Before proceeding with the construction of improvements, Developer shall provide the Public Works Engineering Director with written evidence of property damage insurance and bodily injury insurance in an amount of not less than Six Hundred Thousand Dollars each, or such other maximum amount of liability as may be specified in the Colorado Governmental Immunity Act, and protecting the County against any and all claims for damages to persons or property resulting from construction and/or installation of any Subdivision Improvements pursuant to this Agreement. The policy shall provide that the County shall be notified at least thirty days in advance of any reduction in coverage, termination, or cancellation of the policy. Such notice shall be sent by certified mail to the Public Works Engineering Director, return receipt requested. Developer agrees that any contractors engaged by or for Developer to construct the Improvements shall maintain public liability coverage in limits not less than those described above.

63 No Third Party Beneficiaries. Except as herein provided, no person or entity, other than a party to this Agreement, shall have any right of action under this Agreement including, but not limited to, lenders, lot or home buyers and materialmen, laborers or others providing work, services, or materials for the Subdivision Improvements.

64 Assignability. Subject to the provisions of Section 3.1 above, Developer may convey or transfer title or interests in the Subdivision without the consent of the County and a grantee or transferee of Developer shall not be obligated to fulfill any of the obligations of Developer under this Agreement unless such grantee or transferee is the successor or assignee of Developer in its capacity as developer of the Subdivision. Developer may assign its rights and obligations under this Agreement to a party who is the successor or assignee of Developer in its capacity as developer of the Subdivision without the consent of the County; provided, however, that (a) Developer notifies the County of the assignment and of the name and address of the successor developer; and (b) the successor Developer assumes the obligations of Developer under this Agreement. Unless otherwise agreed by County, Developer shall remain liable for performance of the obligations of Developer under this Agreement. The County shall release a letter of credit furnished by Developer if the County accepts new security from any successor Developer of the Subdivision.

65 No Automatic Further Approvals. Execution of this Agreement by the County shall not be construed as a representation or warranty that Developer is entitled to any other approvals required from the County, if any, before Developer is entitled to commence development of the Subdivision or to transfer ownership of property in the Subdivision.

66 Notices. All notices, consents or other instruments or communications provided for under this Agreement shall be in writing, signed by the party giving the same, and shall be deemed properly given and received (a) when actually delivered and received personally, by messenger service, or by fax or telecopy delivery; (b) on the next business day after deposit for delivery in an overnight courier service such as Federal Express; or (c) three business days after deposit in the United States mail, by registered or certified mail with return receipt requested. All such notices or other instruments shall be transmitted with delivery or postage charges prepaid, addressed to the party at the address below for that party or to such other address as such party may designate by written notice to the other party:

If to Developer:	<u>Piney Lake Trails, LLC</u>
	<u>Attn: Tom Clark</u>
	<u>8678 Concord Center Drive, Suite #200</u>
	<u>Englewood, CO 80112</u>

If to County:	Department of Public Works Engineering
	Attn: Public Works Engineering Director
	100 Third Street
	Castle Rock, CO 80104

67 Further Assurances. At any time, and from time to time, upon request of either party, the other party agrees to make, execute and deliver or cause to be made, executed and delivered to the requesting party any and all further instruments, certificates and documents consistent with the provisions of this Agreement as may, in the reasonable opinion of the requesting party, be necessary or desirable in order to effectuate, complete or perfect the right of the parties under this Agreement.

68 Binding Effect. Subject to Section 6.4 above, this Agreement shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

69 Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

6.10 No Implied Waivers. The failure by a party to enforce any provision of this Agreement or the waiver of any specific requirement of this Agreement shall not be construed as a general waiver of this Agreement or any provision herein nor shall such action act to estop the party from subsequently enforcing this Agreement according to its terms.

6.11 Severability. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid, it shall not affect the validity of this Agreement as a whole or any part thereof other than the part declared to be invalid and there shall be substituted for the affected provision, a valid and enforceable provision as similar as possible to the affected provision.

6.12 No Waiver of Sovereign Immunity. Nothing contained in this Agreement shall constitute a waiver of the sovereign immunity of the County under applicable state law.

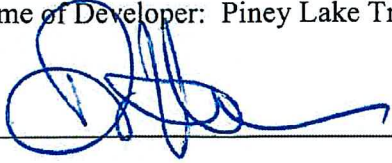
6.13 Consent to Jurisdiction and Venue. Personal jurisdiction and venue for any civil action commenced by either party to this Agreement with respect to this Agreement or a letter of credit shall be proper only if such action is commenced in the District Court for Douglas County, Colorado. Developer expressly waives the right to bring such action in or to remove such action to any other court, whether state or federal.

6.14 Force Majeure. Neither party shall be liable for failure to perform hereunder if such failure is the result of Force Majeure and any time limit expressed in this Agreement shall be extended for the period of any delay resulting from any Force Majeure. "Force Majeure" shall mean causes beyond the reasonable control of a party such as, but not limited to, weather conditions, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, faults by contractors, subcontractors, utility companies or third parties, fire or other casualty, or action of government authorities.

6.15 Entire Agreement. This Agreement, and any agreement or document referred to herein, constitutes the entire understanding between the parties with respect to the subject matter hereof and all other prior understandings or agreements shall be deemed merged in this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Name of Developer: Piney Lake Trails, LLC



BY: DARWIN HORAN

TITLE: MANAGING MEMBER

DATE: 9.10.2024


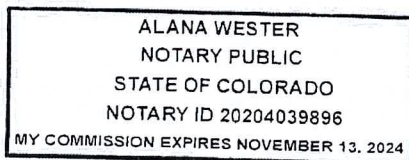
ATTEST:

Secretary

STATE OF COLORADO)
COUNTY OF Douglas) SS.

The foregoing instrument was acknowledged before me this 10th day of September,
20 24, by Darwin Horan _____
(Name of Officer)
as managing member of Piney Lake Trails, LLC
(Office) (Name of Developer)

Witness my hand and official seal.
My commission expires: 11.13.2024



Notary Public

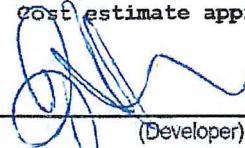


EXHIBIT A
Engineer Cost Estimate
Piney Lake Trails - PS2022-224
April 16, 2024

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PHASE 1 - 14 LOTS					
	Unit	Quantity	Unit Cost		Cost
PAVING (Entry & Local Streets)					
Medium Duty Asphalt Pavement Section (6" depth)	SY	4,880	\$	22.50	\$ 109,800
Base Course (8" depth)	SY	4,880	\$	8.00	\$ 39,040
Mountable Curb, Gutter, Walk	LF	2,194	\$	56.00	\$ 122,864
Median Curb	LF	316	\$	20.00	\$ 6,320
Entry Street - 6" Curb & Gutter	LF	387	\$	20.00	\$ 7,740
Entry Street - Sidewalk	LF	387	\$	25.00	\$ 9,675
Pedestrian Ramps	EA	7	\$	850.00	\$ 5,950
Concrete Cross Pan	SF	0	\$	5.00	\$ -
Traffic Signs	EA	5	\$	800.00	\$ 4,000
Utility Conduit Slewing	LF	120	\$	5.00	\$ 600
				\$	305,989
STORM WATER					
18" RCP Storm Drain	LF	468	\$	65.00	\$ 30,420
24" RCP Storm Drain	LF	84	\$	90.00	\$ 7,560
30" RCP Storm Drain	LF	233	\$	110.00	\$ 25,630
36" RCP Storm Drain	LF	383	\$	150.00	\$ 57,450
42" RCP Storm Drain	LF	787	\$	175.00	\$ 137,725
48" RCP Storm Drain	LF	500	\$	215.00	\$ 107,500
60" RCP Storm Drain	LF	0	\$	250.00	\$ -
6'(H) x 6'(W) RCB Storm Drain	LF	54	\$	250.00	\$ 13,500
5' Curb Inlet	EA	1	\$	4,500.00	\$ 4,500
10' Curb Inlet	EA	3	\$	5,700.00	\$ 17,100
15' Curb Inlet	EA	1	\$	7,900.00	\$ 7,900
Type C Inlet	EA	3	\$	7,000.00	\$ 21,000
Type D Inlet	EA	0	\$	7,500.00	\$ -
18" FES	EA	0	\$	3,000.00	\$ -
24" FES	EA	0	\$	3,500.00	\$ -
30" FES	EA	1	\$	4,000.00	\$ 4,000
36" FES	EA	1	\$	4,500.00	\$ 4,500
42" FES	EA	1	\$	5,000.00	\$ 5,000
48" FES	EA	1	\$	5,500.00	\$ 5,500
30" Headwall	EA	0	\$	7,500.00	\$ -
60"Ø Manhole	EA	4	\$	5,400.00	\$ 21,600
72"Ø Manhole	EA	15	\$	6,900.00	\$ 103,500
96"Ø Manhole	EA	0	\$	15,000.00	\$ -
72"Ø Manhole - Extra Depth	EA	0	\$	10,000.00	\$ -
9' x 9' Junction Box	EA	1	\$	20,000.00	\$ 20,000
Outfall Structure	EA	1	\$	15,000.00	\$ 15,000
Emergency Overflow Structures	EA	1	\$	20,000.00	\$ 20,000
Riprap	CY	1,358	\$	65.00	\$ 88,270
Modified Impact Stilling Basin / Forebay	EA	4	\$	17,500.00	\$ 70,000
Detention Basins (S1 & M1) (Trickle Channel, MicroPool)	EA	1	\$	75,000.00	\$ 75,000
Maintenance Access Roads	EA	1	\$	35,000.00	\$ 35,000
				\$	897,655
			Subtotal	\$	1,203,644
			Warranty (15%)	\$	180,547
			Total With Contingency	\$	1,384,191

Cost estimate approved by:

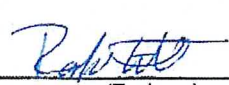


 (Developer)

9-10-24

 (Date)

Cost estimate approved by:



 (Engineer)

9-10-24

 (Date)


CS
 9/17/24

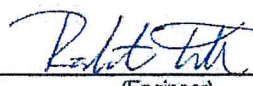


EXHIBIT A
Engineer Cost Estimate
Piney Lake Trails - PS2022-224
April 16, 2024

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PHASE 1 - 14 LOTS						
	Unit	Quantity	Unit Cost		Cost	
COUNTY LINE ROAD IMPROVEMENTS						
Medium Duty Asphalt Pavement Section (6" depth)	SY	4,552	\$	22.50	\$	102,420
Base Course (8" depth)	SY	4,552	\$	8.00	\$	36,416
3' Mill & Overlay	SY	530	\$	20.00	\$	10,600
6" Curb & Gutter	LF	100	\$	20.00	\$	2,000
Striping	LS	1	\$	3,455.00	\$	3,455
Traffic Signs	EA	0	\$	800.00	\$	-
					\$	154,891
TRAFFIC SIGNAL						
25% of Traffic Signal @ Piney Lake Road & County Line Road*	LS	1	\$	112,500.00	\$	112,500
*Aurora Estimate of Signal is \$450,000						
Prior to the initial acceptance of Phase 1, payment of the traffic signal cost will be due to Douglas County.			Subtotal		\$	267,391
			Warranty (15%)		\$	40,109
			Total With Contingency		\$	307,500

Cost estimate approved by:

(Developer)
9-10-24
(Date)

Cost estimate approved by:

(Engineer)
9-10-24
(Date)

CS
9/17/24

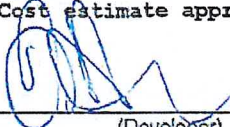


EXHIBIT A
Engineer Cost Estimate
Piney Lake Trails - PS2022-224
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PHASE 1 - 14 LOTS					
	Unit	Quantity	Unit Cost		Cost
WATER					
Mainline Connection	EA	1	\$	5,500.00	\$ 5,500
8" Water Line	LF	1,276	\$	55.00	\$ 70,180
3/4" Water Service	EA	14	\$	2,200.00	\$ 30,800
Fire Hydrant	EA	3	\$	7,000.00	\$ 21,000
8" x 8" Cross	EA	0	\$	500.00	\$ -
8" x 8" Tee	EA	1	\$	950.00	\$ 950
8" Gate Valve	EA	3	\$	1,850.00	\$ 5,550
2" Blow Off Assembly	EA	1	\$	3,000.00	\$ 3,000
Air-vac Assembly	EA	0	\$	4,500.00	\$ -
8" 45° Bend	EA	2	\$	550.00	\$ 1,100
8" 22.5° Bend	EA	0	\$	550.00	\$ -
8" 11.25° Bend	EA	7	\$	550.00	\$ 3,850
8" 5.625° Bend	EA	4	\$	550.00	\$ 2,200
				\$	141,930
SEWER					
Existing Sewer Connection	EA	1	\$	5,000.00	\$ 5,000
8" Sanitary Sewer Line	LF	1,447	\$	55.00	\$ 79,585
48"Ø Manhole	EA	15	\$	5,000.00	\$ 75,000
4" Sewer Service	EA	14	\$	2,200.00	\$ 30,800
				\$	190,385
				Subtotal	\$ 332,315
				Warranty (15%)	\$ 49,847
				Total With Contingency	\$ 382,162

Cost estimate approved by:

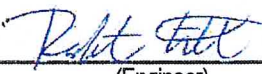


 (Developer)

9-10-24

 (Date)

Cost estimate approved by:



 (Engineer)

9-10-24

 (Date)

9/17/24

**RICK**

EXHIBIT A
Engineer Cost Estimate
Piney Lake Trails - PS2022-224
April 16, 2024

Page 4 of 15

PHASE 2 - 29 LOTS					
	Unit	Quantity	Unit Cost		Cost
PAVING (Entry & Local Streets)					
Medium Duty Asphalt Pavement Section (6" depth)	SY	12,272	\$	22.50	\$ 276,120
Base Course (8" depth)	SY	12,272	\$	8.00	\$ 98,176
Mountable Curb, Gutter, Walk	LF	6,169	\$	56.00	\$ 345,464
Median Curb	LF	0	\$	20.00	\$ -
Entry Street - 6" Curb & Gutter	LF	637	\$	20.00	\$ 12,740
Entry Street - Sidewalk	LF	637	\$	25.00	\$ 15,925
Pedestrian Ramps	EA	9	\$	850.00	\$ 7,650
Concrete Cross Pan	SF	0	\$	5.00	\$ -
Traffic Signs	EA	6	\$	800.00	\$ 4,800
Utility Conduit Sleeveing	LF	480	\$	5.00	\$ 2,400
				\$	763,275
STORM WATER					
18" RCP Storm Drain	LF	287	\$	65.00	\$ 18,655
24" RCP Storm Drain	LF	322	\$	90.00	\$ 28,980
30" RCP Storm Drain	LF	307	\$	110.00	\$ 33,770
36" RCP Storm Drain	LF	45	\$	150.00	\$ 6,750
42" RCP Storm Drain	LF	940	\$	175.00	\$ 164,500
48" RCP Storm Drain	LF	0	\$	215.00	\$ -
60" RCP Storm Drain	LF	82	\$	250.00	\$ 20,500
3'(H) x 8'(W) RCB Storm Drain	LF	0	\$	250.00	\$ -
5' Curb Inlet	EA	4	\$	4,500.00	\$ 18,000
10' Curb Inlet	EA	3	\$	5,700.00	\$ 17,100
15' Curb Inlet	EA	2	\$	7,900.00	\$ 15,800
Type C Inlet	EA	2	\$	7,000.00	\$ 14,000
Type D Inlet	EA	0	\$	7,500.00	\$ -
18" FES	EA	2	\$	3,000.00	\$ 6,000
24" FES	EA	1	\$	3,500.00	\$ 3,500
30" FES	EA	2	\$	4,000.00	\$ 8,000
36" FES	EA	3	\$	4,500.00	\$ 13,500
48" FES	EA	0	\$	5,500.00	\$ -
30" Headwall	EA	1	\$	7,500.00	\$ 7,500
60"Ø Manhole	EA	12	\$	5,400.00	\$ 64,800
72"Ø Manhole	EA	4	\$	6,900.00	\$ 27,600
96"Ø Manhole	EA	1	\$	15,000.00	\$ 15,000
72"Ø Manhole - Extra Depth	EA	0	\$	10,000.00	\$ -
9' x 9' Junction Box	EA	0	\$	20,000.00	\$ -
Outfall Structure	EA	1	\$	15,000.00	\$ 15,000
Emergency Overflow Structures	EA	1	\$	20,000.00	\$ 20,000
Riprap	CY	678	\$	65.00	\$ 44,070
Modified Impact Stilling Basin / Forebay	EA	2	\$	17,500.00	\$ 35,000
Detention Basins (S1 & M1) (Trickle Channel, MicroPool)	EA	1	\$	75,000.00	\$ 75,000
Maintenance Access Roads	EA	1	\$	35,000.00	\$ 35,000
				\$	708,025
			Subtotal	\$	1,471,300
			Warranty (15%)	\$	220,695
			Total With Contingency	\$	1,691,995

Cost estimate approved by:


(Developer)

9.10.24

(Date)

Cost estimate approved by:


(Engineer)

9-10-24

(Date)

CS
9/17/24

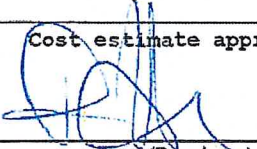


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Engineer Cost Estimate
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April 16, 2024

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PHASE 2 - 29 LOTS				
	Unit	Quantity	Unit Cost	Cost
PINE LAKE ROAD IMPROVEMENTS				
Medium Duty Asphalt Pavement Section (6" depth)	SY	1,965	\$ 22.50	\$ 44,213
Base Course (8" depth)	SY	1,965	\$ 8.00	\$ 15,720
3' Mill & Overlay	SY	490	\$ 20.00	\$ 9,800
Curb Transition	LF	20	\$ 20.00	\$ 400
Striping	LS	1	\$ 3,312.00	\$ 3,312
Traffic Signs	EA	2	\$ 800.00	\$ 1,600
				\$ 75,045
			Subtotal	\$ 75,045
			Warranty (15%)	\$ 11,257
			Total With Contingency	\$ 86,301

Cost estimate approved by:




(Developer)

9-10-24

(Date)

Cost estimate approved by:



(Engineer)

9-10-24

(Date)

CS
9/17/24

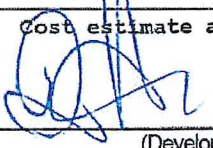


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PHASE 2 - 29 LOTS					
	Unit	Quantity	Unit Cost	Cost	
WATER					
Mainline Connection	EA	1	\$ 5,500.00	\$	5,500
8" Water Line	LF	3,786	\$ 55.00	\$	208,230
3/4" Water Service	EA	29	\$ 2,200.00	\$	63,800
Fire Hydrant	EA	6	\$ 7,000.00	\$	42,000
8" x 8" Cross	EA	2	\$ 500.00	\$	1,000
8" x 8" Tee	EA	2	\$ 950.00	\$	1,900
8" Gate Valve	EA	9	\$ 1,850.00	\$	16,650
2" Blow Off Assembly	EA	2	\$ 3,000.00	\$	6,000
Air-vac Assembly	EA	1	\$ 4,500.00	\$	4,500
8" 45° Bend	EA	3	\$ 550.00	\$	1,650
8" 22.5° Bend	EA	1	\$ 550.00	\$	550
8" 11.25° Bend	EA	6	\$ 550.00	\$	3,300
8" 5.625° Bend	EA	10	\$ 550.00	\$	5,500
				\$	355,080
SEWER					
Existing Sewer Connection	EA	0	\$ 5,000.00	\$	-
8" Sanitary Sewer Line	LF	2,034	\$ 55.00	\$	111,870
48"Ø Manhole	EA	17	\$ 5,000.00	\$	85,000
4" Sewer Service	EA	29	\$ 2,200.00	\$	63,800
				\$	260,670
			Subtotal	\$	615,750
			Warranty (15%)	\$	92,363
			Total With Contingency	\$	708,113

Cost estimate approved by:

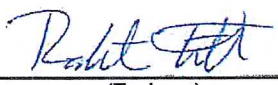


(Developer)

9-10-24

(Date)

Cost estimate approved by:



(Engineer)

9-10-24

(Date)

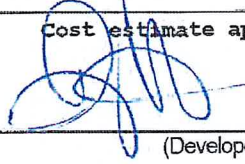
CS
9/17/24

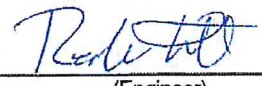


EXHIBIT A
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Piney Lake Trails - PS2022-224
April 16, 2024

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PHASE 3 - 26 LOTS				
	Unit	Quantity	Unit Cost	Cost
PAVING (Entry & Local Streets)				
Medium Duty Asphalt Pavement Section (6" depth)	SY	6,705	\$ 22.50	\$ 150,863
Base Course (8" depth)	SY	6,705	\$ 8.00	\$ 53,640
Mountable Curb, Gutter, Walk	LF	3,551	\$ 56.00	\$ 198,856
Pedestrian Ramps	EA	4	\$ 850.00	\$ 3,400
Concrete Cross Pan	SF	1,432	\$ 5.00	\$ 7,160
Traffic Signs	EA	2	\$ 800.00	\$ 1,600
Utility Conduit Sleeving	LF	240	\$ 5.00	\$ 1,200
				\$ 416,719
STORM WATER				
18" RCP Storm Drain	LF	569	\$ 65.00	\$ 36,985
24" RCP Storm Drain	LF	75	\$ 90.00	\$ 6,750
30" RCP Storm Drain	LF	170	\$ 110.00	\$ 18,700
36" RCP Storm Drain	LF	630	\$ 150.00	\$ 94,500
42" RCP Storm Drain	LF	0	\$ 175.00	\$ -
48" RCP Storm Drain	LF	0	\$ 215.00	\$ -
5' Curb Inlet	EA	1	\$ 4,500.00	\$ 4,500
10' Curb Inlet	EA	3	\$ 5,700.00	\$ 17,100
15' Curb Inlet	EA	3	\$ 7,900.00	\$ 23,700
15' Curb Inlet - Extra Depth	EA	2	\$ 10,000.00	\$ 20,000
Type C Inlet	EA	3	\$ 7,000.00	\$ 21,000
Type D Inlet	EA	1	\$ 7,500.00	\$ 7,500
60"Ø Manhole	EA	13	\$ 5,400.00	\$ 70,200
72"Ø Manhole	EA	0	\$ 6,900.00	\$ -
96"Ø Manhole	EA	0	\$ 15,000.00	\$ -
72"Ø Manhole - Extra Depth	EA	0	\$ 10,000.00	\$ -
Riprap	CY	697	\$ 65.00	\$ 45,305
				\$ 320,935
			Subtotal	\$ 737,654
			Warranty (15%)	\$ 110,648
			Total With Contingency	\$ 848,302

Cost estimate approved by:

(Developer)
9.10.24
(Date)

Cost estimate approved by:

(Engineer)
9-10-24
(Date)

CS
9/17/24

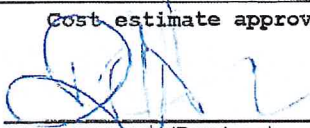


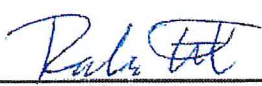
RICK

EXHIBIT A
Engineer Cost Estimate
Piney Lake Trails - PS2022-224
April 16, 2024

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PHASE 3 - 26 LOTS					
	Unit	Quantity	Unit Cost		Cost
WATER					
Mainline Connection	EA	0	\$	5,500.00	\$ -
8" Water Line	LF	933	\$	55.00	\$ 51,315
3/4" Water Service	EA	26	\$	2,200.00	\$ 57,200
Fire Hydrant	EA	4	\$	7,000.00	\$ 28,000
8" x 8" Cross	EA	0	\$	500.00	\$ -
8" x 8" Tee	EA	0	\$	950.00	\$ -
8" Gate Valve	EA	2	\$	1,850.00	\$ 3,700
2" Blow Off Assembly	EA	2	\$	3,000.00	\$ 6,000
Air-vac Assembly	EA	1	\$	4,500.00	\$ 4,500
8" 45° Bend	EA	0	\$	550.00	\$ -
8" 22.5° Bend	EA	0	\$	550.00	\$ -
8" 11.25° Bend	EA	1	\$	550.00	\$ 550
8" 5.625° Bend	EA	7	\$	550.00	\$ 3,850
				\$	151,265
SEWER					
Existing Sewer Connection	EA	0	\$	5,000.00	\$ -
8" Sanitary Sewer Line	LF	1,267	\$	55.00	\$ 69,685
48"Ø Manhole	EA	13	\$	5,000.00	\$ 65,000
4" Sewer Service	EA	26	\$	2,200.00	\$ 57,200
				\$	191,885
			Subtotal	\$	343,150
			Warranty (15%)	\$	51,473
			Total With Contingency	\$	394,623

Cost estimate approved by:

_____ (Developer)
9-10-24
_____ (Date)

Cost estimate approved by:

_____ (Engineer)
9-10-24
_____ (Date)

CS
9/17/24


**RICK**

EXHIBIT A
Engineer Cost Estimate
Piney Lake Trails - PS2022-224
April 16, 2024

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PHASE 4 - 25 LOTS				
	Unit	Quantity	Unit Cost	Cost
PAVING (Entry & Local Streets)				
Medium Duty Asphalt Pavement Section (6" depth)	SY	6,714	\$ 22.50	\$ 151,065
Base Course (8" depth)	SY	6,714	\$ 8.00	\$ 53,712
Mountable Curb, Gutter, Walk	LF	3,675	\$ 56.00	\$ 205,800
Pedestrian Ramps	EA	7	\$ 850.00	\$ 5,950
Concrete Cross Pan	SF	1,396	\$ 5.00	\$ 6,980
Traffic Signs	EA	3	\$ 800.00	\$ 2,400
Utility Conduit Sleeving	LF	420	\$ 5.00	\$ 2,100
			\$	428,007
STORM WATER				
18" RCP Storm Drain	LF	84	\$ 65.00	\$ 5,460
24" RCP Storm Drain	LF	502	\$ 90.00	\$ 45,180
30" RCP Storm Drain	LF	0	\$ 110.00	\$ -
36" RCP Storm Drain	LF	1,422	\$ 150.00	\$ 213,300
42" RCP Storm Drain	LF	0	\$ 175.00	\$ -
48" RCP Storm Drain	LF	0	\$ 215.00	\$ -
5' Curb Inlet	EA	3	\$ 4,500.00	\$ 13,500
10' Curb Inlet	EA	2	\$ 5,700.00	\$ 11,400
15' Curb Inlet	EA	1	\$ 7,900.00	\$ 7,900
15' Curb Inlet - Extra Depth	EA	1	\$ 10,000.00	\$ 10,000
Type C Inlet	EA	1	\$ 7,000.00	\$ 7,000
Type D Inlet	EA	1	\$ 7,500.00	\$ 7,500
Type D Inlet - Extra Depth	EA	1	\$ 10,000.00	\$ 10,000
24" FES	EA	1	\$ 3,500.00	\$ 3,500
36" FES	EA	1	\$ 4,500.00	\$ 4,500
36" Headwall	EA	1	\$ 7,500.00	\$ 7,500
60"Ø Manhole	EA	10	\$ 5,400.00	\$ 54,000
72"Ø Manhole	EA	2	\$ 6,900.00	\$ 13,800
96"Ø Manhole	EA	0	\$ 15,000.00	\$ -
72"Ø Manhole - Extra Depth	EA	0	\$ 10,000.00	\$ -
Riprap	CY	964	\$ 65.00	\$ 62,660
Maintenance Access Roads	EA	1	\$ 35,000.00	\$ 35,000
			\$	512,200
Subtotal				\$ 940,207
Warranty (15%)				\$ 141,031
Total With Contingency				\$ 1,081,238

Cost estimate approved by:




 (Developer)

9.10.24

(Date)

Cost estimate approved by:



 (Engineer)

9-10-24

(Date)

CS
9/17/24



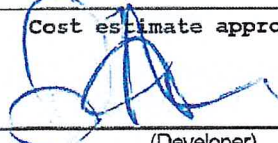
RICK

EXHIBIT A
Engineer Cost Estimate
Piney Lake Trails - PS2022-224
April 16, 2024

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PHASE 4 - 25 LOTS				
	Unit	Quantity	Unit Cost	Cost
WATER				
Mainline Connection	EA	0	\$ 5,500.00	\$ -
8" Water Line	LF	1,780	\$ 55.00	\$ 97,900
3/4" Water Service	EA	25	\$ 2,200.00	\$ 55,000
Fire Hydrant	EA	5	\$ 7,000.00	\$ 35,000
8" x 8" Cross	EA	1	\$ 500.00	\$ 500
8" x 8" Tee	EA	1	\$ 950.00	\$ 950
8" Gate Valve	EA	6	\$ 1,850.00	\$ 11,100
2" Blow Off Assembly	EA	3	\$ 3,000.00	\$ 9,000
Air-vac Assembly	EA	1	\$ 4,500.00	\$ 4,500
8" 45° Bend	EA	0	\$ 550.00	\$ -
8" 22.5° Bend	EA	0	\$ 550.00	\$ -
8" 11.25° Bend	EA	2	\$ 550.00	\$ 1,100
8" 5.625° Bend	EA	14	\$ 550.00	\$ 7,700
			\$	215,050
SEWER				
Existing Sewer Connection	EA	0	\$ 5,000.00	\$ -
8" Sanitary Sewer Line	LF	1,846	\$ 55.00	\$ 101,530
48"Ø Manhole	EA	14	\$ 5,000.00	\$ 70,000
4" Sewer Service	EA	25	\$ 2,200.00	\$ 55,000
			\$	226,530
			Subtotal	\$ 441,580
			Warranty (15%)	\$ 66,237
			Total With Contingency	\$ 507,817

Cost estimate approved by:

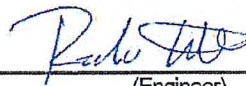


(Developer)

9.10.24

(Date)

Cost estimate approved by:



(Engineer)

9-10-24

(Date)

CS
9/17/24

**RICK**

EXHIBIT A
Engineer Cost Estimate
Piney Lake Trails - PS2022-224
April 16, 2024

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PHASE 5 - 61 LOTS						
	Unit	Quantity	Unit Cost		Cost	
PAVING (Entry & Local Streets)						
Medium Duty Asphalt Pavement Section (6" depth)	SY	17,013	\$	22.50	\$ 382,793	
Base Course (8" depth)	SY	17,013	\$	8.00	\$ 136,104	
Mountable Curb, Gutter, Walk	LF	9,096	\$	56.00	\$ 509,376	
Entry Street - 6" Curb & Gutter	LF	387	\$	20.00	\$ 7,740	
Entry Street - Sidewalk	LF	387	\$	25.00	\$ 9,675	
Driveway Cut	EA	1	\$	2,000.00	\$ 2,000	
Pedestrian Ramps	EA	19	\$	850.00	\$ 16,150	
Concrete Cross Pan	SF	1,328	\$	5.00	\$ 6,640	
Traffic Signs	EA	7	\$	800.00	\$ 5,600	
Utility Conduit Sleeving	LF	960	\$	5.00	\$ 4,800	
				\$	1,080,878	
STORM WATER						
18" RCP Storm Drain	LF	888	\$	65.00	\$ 57,720	
24" RCP Storm Drain	LF	2,030	\$	90.00	\$ 182,700	
30" RCP Storm Drain	LF	325	\$	110.00	\$ 35,750	
36" RCP Storm Drain	LF	226	\$	150.00	\$ 33,900	
42" RCP Storm Drain	LF	633	\$	175.00	\$ 110,775	
48" RCP Storm Drain	LF	0	\$	215.00	\$ -	
5' Curb Inlet	EA	5	\$	4,500.00	\$ 22,500	
10' Curb Inlet	EA	11	\$	5,700.00	\$ 62,700	
15' Curb Inlet	EA	0	\$	7,900.00	\$ -	
Type C Inlet	EA	2	\$	7,000.00	\$ 14,000	
Type D Inlet	EA	2	\$	7,500.00	\$ 15,000	
24" FES	EA	2	\$	3,500.00	\$ 7,000	
60"Ø Manhole	EA	32	\$	5,400.00	\$ 172,800	
72"Ø Manhole	EA	1	\$	6,900.00	\$ 6,900	
96"Ø Manhole	EA	0	\$	15,000.00	\$ -	
72"Ø Manhole - Extra Depth	EA	0	\$	10,000.00	\$ -	
Outfall Structure	EA	1	\$	15,000.00	\$ 15,000	
Emergency Overflow Structures	EA	1	\$	20,000.00	\$ 20,000	
Riprap	CY	782	\$	65.00	\$ 50,830	
Modified Impact Stilling Basin / Forebay	EA	2	\$	17,500.00	\$ 35,000	
Detention Basins (M2) (Trickle Channel, MicroPool)	EA	1	\$	75,000.00	\$ 75,000	
Maintenance Access Roads	EA	2	\$	35,000.00	\$ 70,000	
				\$	987,575	
			Subtotal	\$	2,068,453	
			Warranty (15%)	\$	310,268	
			Total With Contingency	\$	2,378,720	

Cost estimate approved by:

(Developer)

9.10.24

(Date)

Cost estimate approved by:

(Engineer)

9-10-24

(Date)

8/17/24

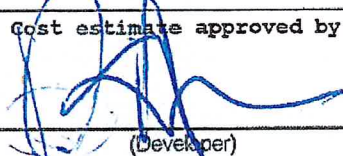


EXHIBIT A
Engineer Cost Estimate
Piney Lake Trails - PS2022-224
April 16, 2024

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PHASE 5 - 61 LOTS				
	Unit	Quantity	Unit Cost	Cost
COUNTY LINE ROAD IMPROVEMENTS				
Medium Duty Asphalt Pavement Section (6" depth)	SY	4,370	\$ 22.50	\$ 98,325
Base Course (8" depth)	SY	4,370	\$ 8.00	\$ 34,960
3' Mill & Overlay	SY	505	\$ 20.00	\$ 10,100
6" Curb & Gutter	LF	100	\$ 20.00	\$ 2,000
Striping	LS	1	\$ 3,233.00	\$ 3,233
Traffic Signs	EA	0	\$ 800.00	\$ -
				\$ 148,618
			Subtotal	\$ 148,618
			Warranty (15%)	\$ 22,293
			Total With Contingency	\$ 170,911

Cost estimate approved by:

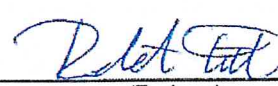


(Developer)

9.10.24

(Date)

Cost estimate approved by:



(Engineer)

9-10-24

(Date)

CS
9/17/24



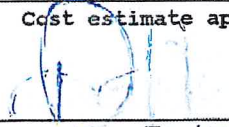
RICK

EXHIBIT A
Engineer Cost Estimate
Piney Lake Trails - PS2022-224
April 16, 2024

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PHASE 5 - 61 LOTS				
	Unit	Quantity	Unit Cost	Cost
WATER				
Mainline Connection	EA	1	\$ 5,500.00	\$ 5,500
8" Water Line	LF	4,928	\$ 55.00	\$ 271,040
3/4" Water Service	EA	61	\$ 2,200.00	\$ 134,200
Fire Hydrant	EA	14	\$ 7,000.00	\$ 98,000
8" x 8" Cross	EA	0	\$ 500.00	\$ -
8" x 8" Tee	EA	5	\$ 950.00	\$ 4,750
8" Gate Valve	EA	14	\$ 1,850.00	\$ 25,900
2" Blow Off Assembly	EA	3	\$ 3,000.00	\$ 9,000
Air-vac Assembly	EA	1	\$ 4,500.00	\$ 4,500
8" 45° Bend	EA	2	\$ 550.00	\$ 1,100
8" 22.5° Bend	EA	0	\$ 550.00	\$ -
8" 11.25° Bend	EA	29	\$ 550.00	\$ 15,950
8" 5.625° Bend	EA	20	\$ 550.00	\$ 11,000
			\$	569,940
SEWER				
Existing Sewer Connection	EA	1	\$ 5,000.00	\$ 5,000
8" Sanitary Sewer Line	LF	5,031	\$ 55.00	\$ 276,705
48"Ø Manhole	EA	48	\$ 5,000.00	\$ 240,000
4" Sewer Service	EA	61	\$ 2,200.00	\$ 134,200
			\$	655,905
			Subtotal	\$ 1,225,845
			Warranty (15%)	\$ 183,877
			Total With Contingency	\$ 1,409,722

Cost estimate approved by:

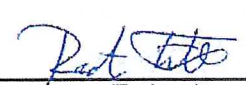


(Developer)

9-10-24

(Date)

Cost estimate approved by:



(Engineer)

9-10-24

(Date)

9/17/24




RICK

EXHIBIT A
Engineer Cost Estimate
Piney Lake Trails - PS2022-224
April 16, 2024

Page 14 of 15

PHASE 6 - 21 LOTS					
	Unit	Quantity	Unit Cost		Cost
PAVING (Entry & Local Streets)					
Medium Duty Asphalt Pavement Section (6" depth)	SY	4,083	\$	22.50	\$ 91,868
Base Course (8" depth)	SY	4,083	\$	8.00	\$ 32,664
Mountable Curb, Gutter, Walk	LF	2,439	\$	56.00	\$ 136,584
Pedestrian Ramps	EA	0	\$	850.00	\$ -
Concrete Cross Pan	SF	0	\$	5.00	\$ -
Traffic Signs	EA	2	\$	800.00	\$ 1,600
Utility Conduit Sleeving	LF	0	\$	5.00	\$ -
				\$	262,716
			Subtotal	\$	262,716
			Warranty (15%)	\$	39,407
			Total With Contingency	\$	302,123

Cost estimate approved by:

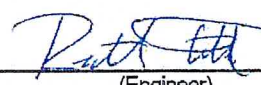


(Developer)

9-10-24

(Date)

Cost estimate approved by:



(Engineer)

9-10-24

(Date)

CS
9/17/24

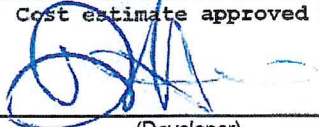


EXHIBIT A
Engineer Cost Estimate
Piney Lake Trails - PS2022-224
April 16, 2024

Page 15 of 15

PHASE 6 - 21 LOTS				
	Unit	Quantity	Unit Cost	Cost
WATER				
Mainline Connection	EA	0	\$ 5,500.00	\$ -
8" Water Line	LF	1,288	\$ 55.00	\$ 70,840
3/4" Water Service	EA	21	\$ 2,200.00	\$ 46,200
Fire Hydrant	EA	3	\$ 7,000.00	\$ 21,000
8" x 8" Cross	EA	0	\$ 500.00	\$ -
8" x 8" Tee	EA	0	\$ 950.00	\$ -
8" Gate Valve	EA	2	\$ 1,850.00	\$ 3,700
2" Blow Off Assembly	EA	0	\$ 3,000.00	\$ -
Air-vac Assembly	EA	0	\$ 4,500.00	\$ -
8" 45° Bend	EA	2	\$ 550.00	\$ 1,100
8" 22.5° Bend	EA	0	\$ 550.00	\$ -
8" 11.25° Bend	EA	1	\$ 550.00	\$ 550
8" 5.625° Bend	EA	8	\$ 550.00	\$ 4,400
			\$	<u>143,390</u>
SEWER				
Existing Sewer Connection	EA	0	\$ 5,000.00	\$ -
8" Sanitary Sewer Line	LF	1,214	\$ 55.00	\$ 66,770
48"Ø Manhole	EA	8	\$ 5,000.00	\$ 40,000
4" Sewer Service	EA	21	\$ 2,200.00	\$ 46,200
			\$	<u>152,970</u>
			Subtotal	\$ 296,360
			Warranty (15%)	\$ 44,454
			Total With Contingency	\$ <u>340,814</u>

Cost estimate approved by:

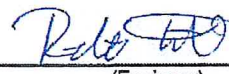


(Developer)

9-10-24

(Date)

Cost estimate approved by:



(Engineer)

9-10-24

(Date)

CS
9/17/24



RICK

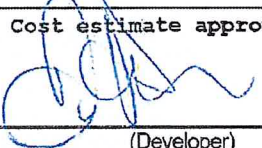
EXHIBIT B
Landscape Cost Estimate
Piney Lake Trails - PS2022-224
April 16, 2024

Trail Improvements - Phase 1					
	Unit	Quantity	Unit Cost	Cost	
Trail Improvements					
Hitching Posts	LS	3	\$ 500.00	\$	1,500
Bench	LS	3	\$ 500.00	\$	1,500
Major Monument	LS	1	\$ 35,000.00	\$	35,000
Minor Monument	LS	2	\$ 15,000.00	\$	30,000
Native Trail - Construction Cost	SF	228,000	\$ 2.00	\$	456,000
Land Underlying Trail*	SF	228,000	\$ 0.51	\$	116,280
				\$	640,280

*Land value based on Appraisal Narrative dated June 19, 2024
(\$77,282.00 per acre/\$25,900,000 for 176 lots), value excluded
from warranty*

Subtotal	\$	640,280
Warranty (15%)	\$	78,600
Total With Contingency	\$	718,880

Cost estimate approved by:

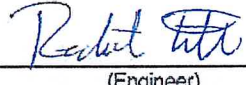


(Developer)

9-10-24

(Date)

Cost estimate approved by:



(Engineer)

9-10-24

(Date)

9/17/24

Exhibit C

PINEY LAKE TRAILS

Proposed County Line Road Improvements (south half from Piney Lake Road to the westerly entry access into Piney Lake Trails – Total Estimated Cost \$91,999.98

TOTAL

Fair Share Contribution for the south half of County Line Road	\$91,999.98
--	-------------

The estimated cost of construction for improving the south half of County Line Road is approximately \$1,533,333.00. The Piney Lake Trails Planned Development defines that the Owners and/or their Assigns are responsible for 6% of the design and construction costs for the widening of the south half of County Line Road. Piney Lake Trails, LLC, fair share contribution (6%) is \$91,999.98.

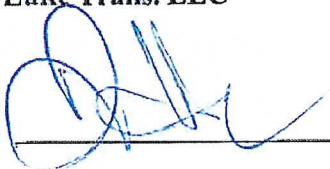
Piney Lake Trails, LLC, ("Owner"), shall submit \$91,999.98 to Douglas County, as their fair share, for the widening improvements for County Line Road. The said \$91,999.98 shall be submitted prior to the issuance of the first building permit for the subdivision

Piney Lake Trails, LLC

By: _____

Date: _____

CS
9/17/24



9-10-24

EXHIBIT D

PINEY LAKE TRAILS SIA PLAN LIST

List of Plans

1. Piney Lake Trails – Grading, Roadway & Storm Plans
2. Piney Lake Trails Utility Plans
 - (Includes City of Aurora Water & Sewer Utilities)
3. Piney Lake Trails Final Landscape & Irrigation Plans

List of Reports

1. Piney Lake Trails - Phase III Drainage Report
2. Piney Lake Trails - Traffic Impact Analysis
3. Piney Lake Trails - Grading, Erosion & Sediment Control Report
4. Piney Lake Trails – Preliminary Geotechnical Report / Pavement Design Report (During construction)

List of Agreements

1. Open Space Agreement
2. SIA

EXHIBIT E

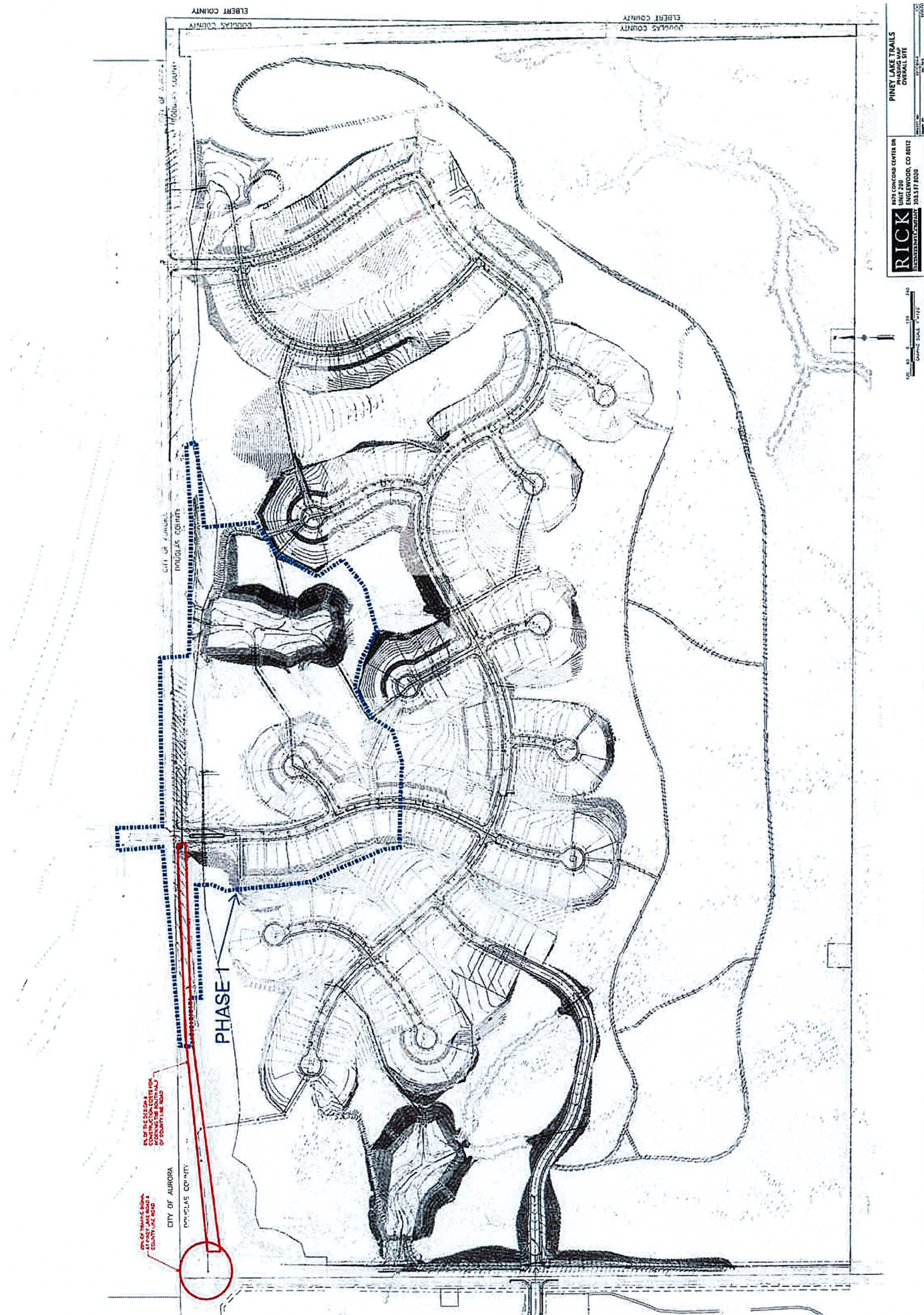


EXHIBIT E

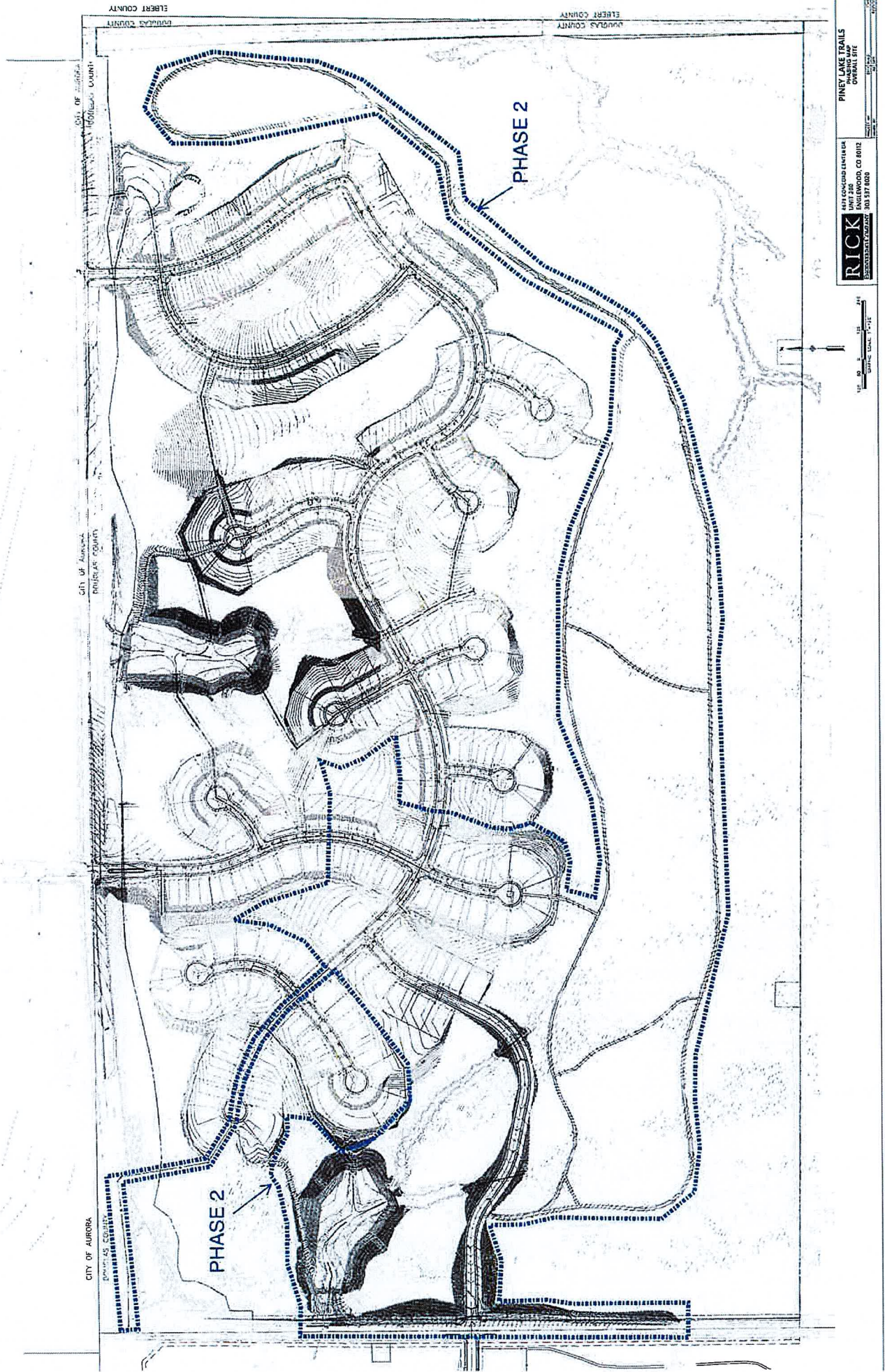


EXHIBIT E

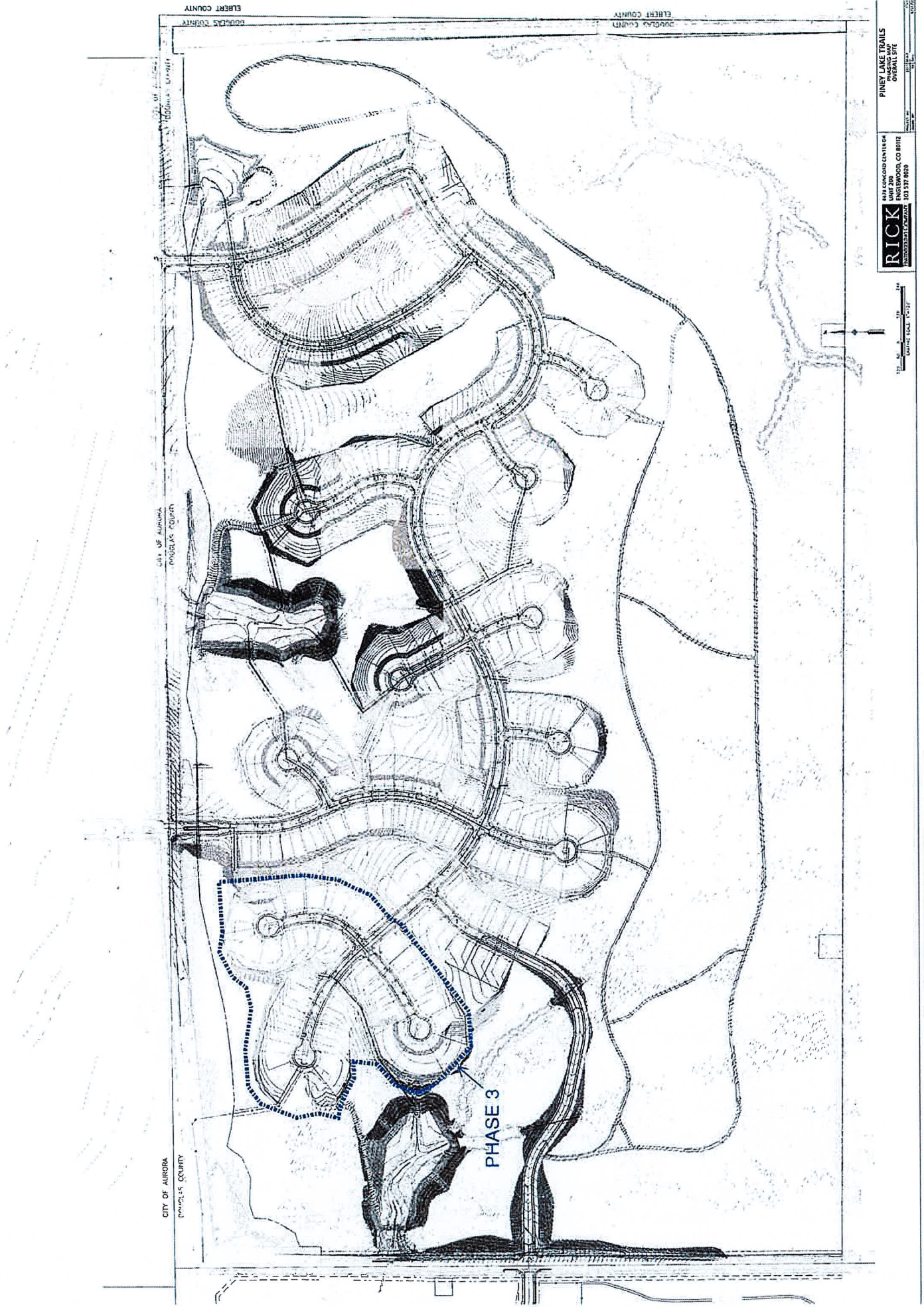
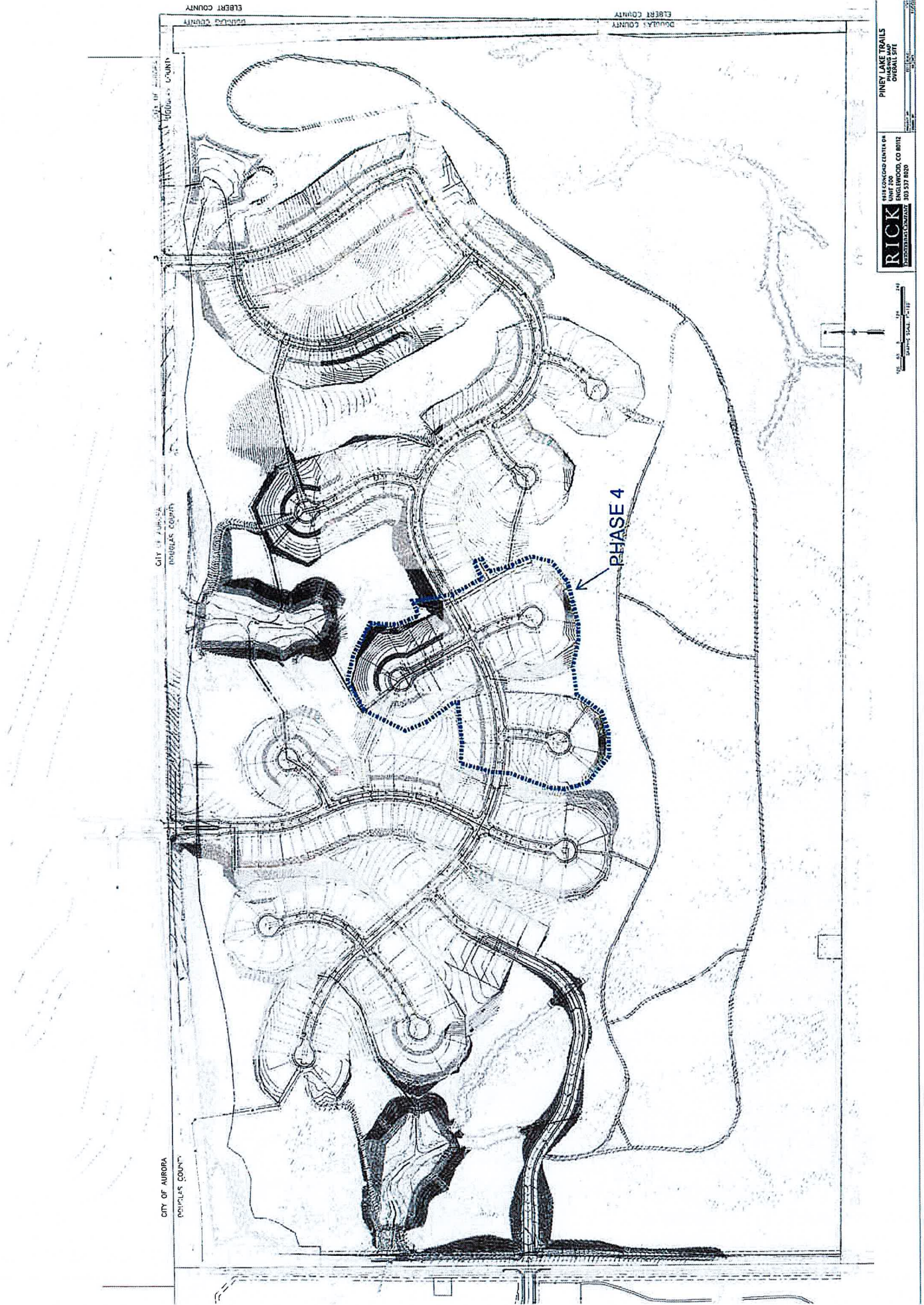
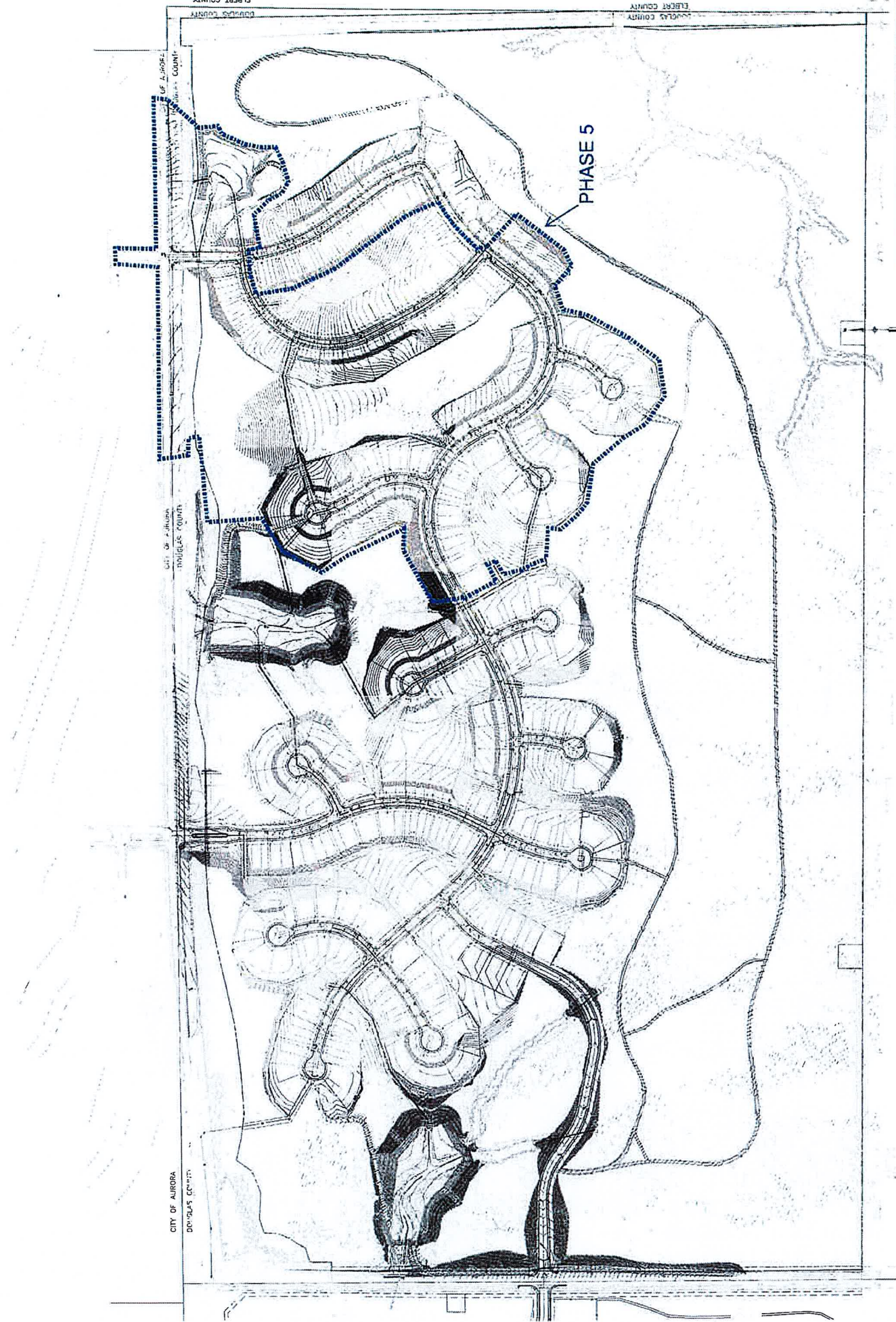



EXHIBIT E





RIK
 UNPUBLISHED CONRAD MAP
 303 537-0020
 4818 CONRAD CENTER DR
 UNIT 202
 ENGLEWOOD, CO 80112
 PINEY LAKE TRAILS
 PHASING MAP
 OVERALL SITE

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


Signed by:

BY: B5C95B8DCFAB4AA...
Doug DeBord
County Manager

DATE: 9/11/2024

BY: n/a

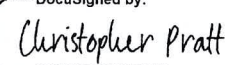
DATE: _____

APPROVED AS TO FISCAL CONTENT:

Signed by:

BY: 19B6927A7A3A4AC...
Andrew Copland
Director of Finance

DATE: 9/11/2024

APPROVED AS TO LEGAL FORM:

DocuSigned by:

BY: 573DD015549D4F7...
Christopher Pratt
Sr. Asst. Cty. Atty.

DATE: 9/11/2024