

SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1 AND 2

Tuesday, August 22nd, 2023 – 3:30 PM

Joint Board Meeting

NOTICE IS HEREBY GIVEN that the Boards of Directors of **SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1 - 2**, County of El Paso, State of Colorado, will hold a joint SPECIAL meeting at 3:30 PM on Tuesday, the 22nd day of August 2023 at:

614 N. Tejon St.,
Colorado Springs, CO 80903

and via:

<https://video.cloudoffice.avaya.com/join/427672903>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 427672903

This Special Meeting is for the purpose of conducting such business as may come before the Boards including the business on the attached agenda. The meeting is open to the public.

Sandra Lehmann

President, Treasurer, Term to May 2025

Jeffrey Book

Secretary, Term to May 2025

VACANT

Term to May 2027

VACANT

Term to May 2025

VACANT

Term to May 2027

AGENDA

1. Call to order.
2. Declaration of Quorum/Director Qualifications/Disclosure Matters
3. Approval of Agenda
4. Appointment of new Officers
5. Approval of Minutes from Special Board Meeting held on July 31st, 2023 (enclosed)
6. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes.
7. Management Matters
 - a. ARC/ Design Guideline discussion.
8. Legal Matters
 - a. Review and consider accepting Subdivision Improvements Agreements between Gorilla Capital CO Saddlehorn Ranch LLC, and the Board of County Commissioners of El Paso County, Colorado dated 5/18/21 and 6/2/23 as satisfaction of the conditional requirements of Acceptance of District Eligible Costs resolution passed July 31st, 2023 (enclosed)

9. Financial Matters
 - a. Ratify Payables (enclosed)
 - b. Discuss status of bond issuance
10. Other Businesses
 - a. Establishment of periodic meeting time. Next regular meeting: Nov 9th, 2023
11. New Business
12. Adjourn





**MINUTES OF THE JOINT SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1 and 2
HELD JULY 31, 2023
AT 11:00 AM**

Pursuant to posted notice, the special joint meeting of the Board of Directors of the Saddlehorn Ranch Metropolitan District Nos. 1 and 2 was held on Monday, July 31, 2023 at 11:00 a.m., at 614 N Tejon Street, Colorado Springs, CO 80903, and via tele/videoconference:

<https://video.cloudoffice.avaya.com/join/427672903>.

Attendance

In attendance were Directors:

Sandra Lehman, President/Treasure

Jeffrey Book, Secretary

Also in attendance were:

Kevin Walker, WSDM District Managers

Jakrapong Pattamasaevi, WSDM District Managers

Blair M. Dickhoner, Esq., White Bear Ankele Tanaka & Waldron

Erin Stutz, White Bear Ankele Tanaka & Waldron

John Helmick

Tiffany Leichman, Sherman & Howard

Nathan Steele, ROI

Jeff Petersma

Trish Harris

Andrew Gaittens

Combined Meeting:

The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

1. Call to Order: The meeting was called to order by Mr. Pattamasaevi at 11:05 AM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Mr. Pattamasaevi confirmed a quorum was present. Mr. Dickhoner advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dickhoner reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Dickhoner inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard

to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

3. Approval of Agenda: Mr. Dickhoner confirmed the Board could consider approval of item 8.c. subject to final review so it does not need to be postponed further. The Board accepted the Agenda as written.
4. Appointment of New Officers: The Board tabled this item.
5. Approval of Minutes from Special Board Meeting held on May 25, 2023: After review, Director Book moved to approve the May 25, 2023 Meeting Minutes; seconded by Director Lehman. Motion passed unanimously.
6. Public Comment: There was no public comment.
7. Management Matters
 - a. Water Production Facilities Startup Discussion: Mr. Pattamasaevi reported the water production facility is currently online and functioning and the first payment for water was received.
8. Legal Matters
 - a. Consider Adoption of Resolution authorizing District No. 2 to make a final determination to issue or refund general obligation indebtedness consisting of its General Obligation Limited Tax Bonds, Series 2023(3), in a maximum principal amount of \$11,000,000 for the purpose of paying or reimbursing the costs of public improvements for the District, which amount is subject to increase or decrease as determined by the Board, or as otherwise permitted by any resolution adopted by the Board at such meeting, and, in connection therewith, the Board will consider a resolution: authorizing the issuance of such indebtedness; approving, ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions: Ms. Leichman presented the updated Parameters Resolution for the issuance of the Series 2023 bonds. Mr. Pattamasaevi noted that once the bond closes, the project funds will be completely unrestricted due to development being complete. The Board designated Director Lehman as the Board representative. After review, Director Lehman moved to adopt the Resolution; seconded by Director Book. Motion passed unanimously.
 - b. Consider Adoption of Resolution Imposing Waste Service Fees: Mr. Pattamasaevi presented the Resolution Imposing Waste Service Fee of \$17 monthly per house. The Board agreed to the due date on the 6th of the month. Director Book moved to adopt the Resolution Imposing Waste Service Fees; seconded by Director Lehman. Motion passed unanimously.
 - c. Consider Adoption of Resolution Regarding District Eligible Costs for Roadways: Mr. Walker presented the Resolution Regarding District Eligible Costs for Roadways. He discussed the costs being certified and noted the accounting details are yet to be provided. After review, Director Book moved to accept the costs as stated in the Resolution; seconded by Director Lehman. Motion passed unanimously.
 - d. Review Legal Services Proposals Collections: Mr. Pattamasaevi explained the District has entered into a billing agreement where the District will conduct the business of billing internet services provided by the HOA's agreement with Century Link for the HOA. The Board discussed and agreed to have the HOA engage legal services for collection when that becomes an issue, not the District.

9. Financial Matters
 - a. Accept Unaudited Financial Reports for June 30th, 2023: Mr. Pattamasaevi presented the unaudited financial reports for June 30, 2023. After review, Director Lehman moved to approve the unaudited financial reports for June 30, 2023; seconded by Director Book. Motion passed unanimously.
 - b. Ratify Payables: Mr. Pattamasaevi presented the approved payables to be ratified. After review, Director Book moved to approve the payables dated June 19, 2023 totaling \$19,269.99; seconded by Director Lehman. Motion passed unanimously.
 - c. Discuss status of bond issuance: Mr. Pattamasaevi and Mr. Walker discussed the status of bond issuance. Mr. Walker explained that as soon as the County's cost certification is received, the paperwork can move forward. There is a technical 30-day window where an action taken by a government can be challenged in court. Mr. Walker noted this does not happen very often, but this is a possibility. Mr. Fuller asked if there is a legal reason why the District cannot accept this before the County approval. Mr. Dickhoner explained that they are following the terms of the agreement between the District and Developer which requires when improvements are going to another entity, that entity provides initial acceptance.
10. Other Business
 - a. Discuss Next Regular Meeting: August 10, 2023 at 11:00 AM. The Board discussed rescheduling the August meeting.
11. New Business: There was no new business.
12. Adjourn: Director Book moved to adjourn at 11:56 AM; seconded by Director Lehman. Motion passed unanimously.

Respectfully Submitted,

Secretary for the Meeting

Approved,

President





SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between Gorilla Capital CO Saddlehorn Ranch LLC, hereinafter called the "Subdivider," and El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdivider, as a condition of approval of the final plat of Saddlehorn Ranch Filing 1 wishes to enter into a Subdivision Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

WHEREAS, pursuant to the same authority, the Subdivider is obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Subdivider wishes to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of an irrevocable letter of credit

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider and the County agree as follows:

1. The Subdivider agrees to construct and install, at his sole expense, all of those improvements as set forth on the Financial Assurance Estimate attached hereto and incorporated herein by reference. To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM.

Security and collateral shall be in the form of a performance or property bond issued by Nationwide Mutual Insurance as corporate surety in the amount of \$6,847,858.

2. Subdivider is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdivider shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Subdivider allows collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on the Financial Assurance Estimate attached hereto have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by Board of County Commissioners is required.
3. No lots in the subdivision shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the required improvements for the subdivision have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the subdivision may be sold, conveyed or transferred and / or have building permits issued upon

receipt of collateral acceptable to the County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements in the attached Financial Assurance Estimate.


4. The Subdivider agrees that all of those certain public improvements to be completed as identified in the attached Financial Assurance Estimate shall be constructed in compliance with the following:
 - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
 - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
5. All improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within 24 (twenty-four) months from the date of notice to proceed in the Construction Permit for the Subdivision. If the Subdivider determines that the completion date needs to be extended, the Subdivider shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision may be extended one time, for a period no longer than 6 months at the discretion of the ECM Administrator. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.
6. It is mutually agreed pursuant to the provisions of Section 30-28-137 (3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of this article. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.
7. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed in substantial compliance with specifications it shall furnish the Subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.

8. The Subdivider agrees, and both parties acknowledge that the construction of the improvements identified and guaranteed through this Subdivision Improvements Agreement shall follow the inspection, collateral, and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time, and a 2 year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.
9. The Subdivider agrees to provide the County with a title insurance commitment at time of final platting evidencing that fee simple title of all lands in the subdivision is vested with the subdivider.
10. The County agrees to approval of the final plat of Saddlehorn Ranch Filing 1 subdivision subject to the terms and conditions of this Agreement.
11. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.
12. This Agreement shall take effect on the date of approval of the Final Plat.
13. The Subdivider agrees for itself and its successors and assigns that Subdivider and/or its said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program at or prior to the time of building permit submittals.

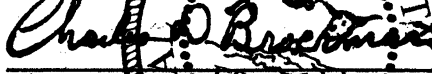
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year below written.

BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

5/18/2021
(Date Final Plat Approved)

By: 
Craig Dossey, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

ATTEST:


Chuck Brostrom
County Clerk and Recorder



Approved as to form:


County Attorney's Office

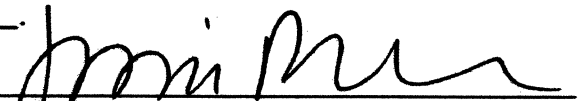
SUBDIVIDER:

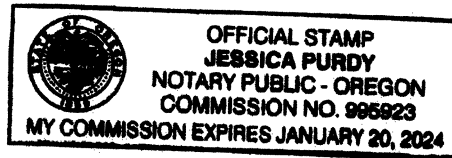
Gorilla Capital CO Saddlehorn Ranch, LLC

By: 
John V. Helmick, CEO

Subscribed, sworn to and acknowledged before me this 10 day of May, 2021,
by the parties above named.

My commission expires: January 20, 2024.


Notary Public



2019 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 6/7/2019

PROJECT INFORMATION		
SADDLEHORN RANCH FILING 1	7/14/2020	SF-19-012
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction Permanent BMPs)							
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
18" RCP	130	LF	\$ 65.00	=	\$ 8,450.00		\$ 8,450.00
84" RCP	110	LF	\$ 420.00	=	\$ 46,200.00		\$ 46,200.00
84" FES	2	EA	\$ 6,500.00	=	\$ 13,000.00		\$ 13,000.00
Detention Outlet Structure	3	EA	\$ 5,000.00	=	\$ 15,000.00		\$ 15,000.00
Concrete/Riprap Forebay	3	EA	\$ 3,000.00	=	\$ 9,000.00		\$ 9,000.00
Concrete Trickle Channel	210	CY	\$ 95.00	=	\$ 19,950.00		\$ 19,950.00
Detention Emergency Spillway	3	EA	\$ 4,000.00	=	\$ 12,000.00		\$ 12,000.00
18" - Flared End Sections (FES) RCP	3	EA	\$ 390.00	=	\$ 1,170.00		\$ 1,170.00
Permanent WQ Feature (EDB)	3	EA	\$ 5,000.00	=	\$ 15,000.00		\$ 15,000.00
Gravel Pond Maintenance Access Road	1,500	SY	\$ 45.00	=	\$ 67,500.00		\$ 67,500.00
Channel Lining, Riprap	1,334	CY	\$ 112.00	=	\$ 149,408.00		\$ 149,408.00
Channel Lining, Grass	5	AC	\$ 1,469.00	=	\$ 7,345.00		\$ 7,345.00

* Earthwork							
less than 1,000; \$5,300 min		CY	\$ 8.00	=	\$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 6.00	=	\$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 5.00	=	\$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 3.50	=	\$ -		\$ -
50,001-200,000; \$175,000 min	61,992	CY	\$ 2.50	=	\$ 175,000.00		\$ 175,000.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	4.6	AC	\$ 800.00	=	\$ 3,680.00		\$ 3,680.00
* Mulching	4.6	AC	\$ 750.00	=	\$ 3,450.00		\$ 3,450.00
* Permanent Erosion Control Blanket	10,120	SY	\$ 6.00	=	\$ 60,720.00		\$ 60,720.00
* Permanent Pond/BMP Construction		CY	\$ 20.00	=	\$ -		\$ -
* Permanent Pond/BMP (Spillway)		EA		=	\$ -		\$ -
* Permanent Pond/BMP (Outlet Structure)		EA		=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,370.00	=	\$ 2,370.00		\$ 2,370.00
Silt Fence	11,840	LF	\$ 2.50	=	\$ 29,600.00		\$ 29,600.00
Temporary Seeding		AC	\$ 628.00	=	\$ -		\$ -
Temporary Mulch		AC	\$ 750.00	=	\$ -		\$ -
Erosion Bales		EA	\$ 25.00	=	\$ -		\$ -
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -
Rock Check Dams		EA	\$ 500.00	=	\$ -		\$ -
Inlet Protection	13	EA	\$ 167.00	=	\$ 2,171.00		\$ 2,171.00
Sediment Basin	5	EA	\$ 1,762.00	=	\$ 8,810.00		\$ 8,810.00
Concrete Washout Basin	1	EA	\$ 900.00	=	\$ 900.00		\$ 900.00
Construction Markers	11,050	LF	\$ 4.00	=	\$ 44,200.00		\$ 44,200.00
Outlet Protection	15	EA	\$ 153.00	=	\$ 2,295.00		\$ 2,295.00
<i>(Insert items not listed but part of construction plans)</i>							

MAINTENANCE (35% of Construction BMPs)

					\$ 31,621.10		\$ 31,621.10
Section 1 Subtotal					\$ 728,840.10		\$ 728,840.10

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

ROADWAY IMPROVEMENTS							
Construction Traffic Control	1	LS	\$ 25,000.00	=	\$ 25,000.00		\$ 25,000.00
Aggregate Base Course (135 lbs/cf)	14,111	Tons	\$ 28.00	=	\$ 395,108.00		\$ 395,108.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 19.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 29.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) 3" thick	219	Tons	\$ 88.00	=	\$ 19,272.00		\$ 19,272.00
Asphalt Pavement (147 lbs/cf) 6" thick	15,367	Tons	\$ 88.00	=	\$ 1,352,296.00		\$ 1,352,296.00
Raised Median, Paved		SF	\$ 8.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	10	EA	\$ 300.00	=	\$ 3,000.00		\$ 3,000.00
Guide/Street Name Sign	6	EA	\$ 300.00	=	\$ 1,800.00		\$ 1,800.00
Epoxy Pavement Marking	668	SF	\$ 13.00	=	\$ 8,684.00		\$ 8,684.00
Thermoplastic Pavement Marking		SF	\$ 23.00	=	\$ -		\$ -
Barricade - Type 3	2	EA	\$ 200.00	=	\$ 400.00		\$ 400.00
Delineator - Type I		EA	\$ 24.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 30.00	=	\$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 30.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 30.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 48.00	=	\$ -		\$ -
5" Sidewalk		SY	\$ 60.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 72.00	=	\$ -		\$ -

PROJECT INFORMATION		
SADDLEHORN RANCH FILING 1	7/14/2020	SF-19-012
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
8" Sidewalk		SY	\$ 96.00		\$ -		\$ -
Pedestrian Ramp		EA	\$ 1,150.00	=	\$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 61.00	=	\$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 92.00	=	\$ -		\$ -
Curb Chase		EA	\$ 1,480.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,098.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,767.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 16.00	=	\$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 425,000	=	\$ -		\$ -

PROJECT INFORMATION

SADDLEHORN RANCH FILING 1

7/14/2020

SF-19-012

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	=	Total	(with Pre-Plat Construction)	
						% Complete	Remaining
Gravel Emergency Access Rd (6" Depth)	134	CY	\$ 50.00	=	\$ 6,700.00		\$ 6,700.00
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS							
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe	341	LF	\$ 65.00	=	\$ 22,165.00		\$ 22,165.00
24" Reinforced Concrete Pipe	155	LF	\$ 78.00	=	\$ 12,090.00		\$ 12,090.00
30" Reinforced Concrete Pipe	70	LF	\$ 97.00	=	\$ 6,790.00		\$ 6,790.00
36" Reinforced Concrete Pipe		LF	\$ 120.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 160.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 195.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 245.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 288.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 332.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 380.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 84.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 96.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 122.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 147.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 168.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 178.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 260.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 280.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 340.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 400.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 460.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 550.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = 18" (unit cost = 6x pipe unit cost)	16	EA	\$ 250.00	=	\$ 4,000.00		\$ 4,000.00
Flared End Section (FES) RCP Size = 24" (unit cost = 6x pipe unit cost)	6	EA	\$ 335.00	=	\$ 2,010.00		\$ 2,010.00
Flared End Section (FES) RCP Size = 30" (unit cost = 6x pipe unit cost)	2	EA	\$ 475.00	=	\$ 950.00		\$ 950.00
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	\$ -		\$ -
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,542.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,188.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,345.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,627.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 7,861.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 9,841.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 9,918.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 10,633.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 11,627.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,570.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 11,667.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,640.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,731.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 11,627.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 6,395.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 6.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24" (TYPE L)	344	Tons	\$ 80.00	=	\$ 27,520.00		\$ 27,520.00
Rip Rap, Grouted		Tons	\$ 95.00	=	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 570.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,469.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
Section 2 Subtotal					= \$ 1,887,785.00		\$ 1,887,785.00

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

PROJECT INFORMATION

SADDLEHORN RANCH FILING 2 SF-19-012
7/14/2020
 Project Name Date PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plot Construction)	
					% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**						
ROADWAY IMPROVEMENTS						
WATER SYSTEM IMPROVEMENTS						
Water Main Pipe (PVC) Size 8"	7,000	LF	\$ 64.00	\$ 448,000.00		\$ 448,000.00
Water Main Pipe (PVC) Size 16"	3,200	LF	\$ 130.00	\$ 416,000.00		\$ 416,000.00
Water Main Pipe (Ductile Iron) Size 8"		LF	\$ 75.00	\$ -		\$ -
Gate Valves, 8"	63	EA	\$ 1,858.00	\$ 117,054.00		\$ 117,054.00
Gate Valves, 16"	11	EA	\$ 1,858.00	\$ 20,438.00		\$ 20,438.00
Fire Hydrant Assembly, w/ all valves	13	EA	\$ 6,597.00	\$ 85,761.00		\$ 85,761.00
Water Service Line Installation, inc tap and valves	25	EA	\$ 1,324.00	\$ 72,820.00		\$ 7,628.00
Water Treatment Plant	1	LS	\$ 3,000,000.00	\$ 3,000,000.00		\$ 3,000,000.00
Fire Cistern Installation, complete		EA		\$ -		\$ -
<i>(insert items not listed but part of construction plans)</i>						
SANITARY SEWER IMPROVEMENTS						
Sewer Main Pipe (PVC), Size 8"		LF	\$ 64.00	\$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,386.00	\$ -		\$ -
Sanitary Service Line Installation, complete		EA	\$ 1,402.00	\$ -		\$ -
Sanitary Sewer Lift Station, complete		EA		\$ -		\$ -
<i>(insert items not listed but part of construction plans)</i>						
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval or PUD)						
		EA		\$ -		\$ -
Section 3 Subtotal				\$ 4,960,073.00		\$ 4,960,073.00

** Section 3 is not subject to defect warranty requirements

AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs) LS \$ -

POND/BMP CERTIFICATION (Inc. elevations and volume calculations) LS \$ -

Total Construction Financial Assurance \$ 7,576,698.10
 (Sum of all section subtotal's plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plot Construction) \$ 7,576,698.10
 (Sum of all section total's less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance \$ 426,127.00
 (20% of all items identified as (*) To be collateralized at time of preliminary acceptance)

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

White Brantley
 Engineer (P.E. Seal Required)

Kim Munna
 Approved by Owner / Applicant **FOR ROI PROPERTY GROUP** Date **21-July-2020**

Approved by El Paso County Engineer / ECH Administrator

APPROVED
 Engineering Department
 01/05/2020 1:52 PM
 EPC Planning & Community Development Department





SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between GORILLA CAPITAL CO SADDLEHORN RANCH LLC, hereinafter called the "Subdivider," and El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdivider, as a condition of approval of the final plat of Saddlehorn Filing No. 2 wishes to enter into a Subdivision Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

WHEREAS, pursuant to the same authority, the Subdivider is obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Subdivider wishes to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of a performance bond.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider and the County agree as follows:

1. The Subdivider agrees to construct and install, at his sole expense, all of those improvements as set forth on the Financial Assurance Estimate attached hereto and incorporated herein by reference. To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM.

Security and collateral shall be in the form of a performance bond issued by Nationwide Mutual Insurance Company in the amount of \$4,365,393.10.

2. Subdivider is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdivider shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Subdivider allows collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on the Financial Assurance Estimate attached hereto have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by Board of County Commissioners is required.
3. No lots in the subdivision shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the required improvements for the subdivision have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the subdivision may be sold, conveyed or transferred and / or have building permits issued upon receipt of collateral acceptable to the County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements in the attached Financial Assurance Estimate.

4. The Subdivider agrees that all of those certain public improvements to be completed as identified in the attached Financial Assurance Estimate shall be constructed in compliance with the following:
 - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
 - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
5. All improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within 24 (twenty-four) months from the date of notice to proceed in the Construction Permit for the Subdivision. If the Subdivider determines that the completion date needs to be extended, the Subdivider shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision may be extended one time, for a period no longer than 6 months at the discretion of the ECM Administrator. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.
6. It is mutually agreed pursuant to the provisions of Section 30-28-137 (3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of this article. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.
7. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed in substantial compliance with specifications it shall furnish the Subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.
8. The Subdivider agrees, and both parties acknowledge that the construction of the improvements identified and guaranteed through this Subdivision Improvements Agreement shall follow the inspection, collateral, and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time,

and a 2 year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.

9. The Subdivider agrees to provide the County with a title insurance commitment at time of final platting evidencing that fee simple title of all lands in the subdivision is vested with the subdivider.
10. The County agrees to approval of the final plat of Saddlehorn Filing No. 2 subject to the terms and conditions of this Agreement.
11. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.
12. This Agreement shall take effect on the date of approval of the Final Plat.
13. The Subdivider agrees for itself and its successors and assigns that Subdivider and/or its said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program at or prior to the time of building permit submittals.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year below written.

BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

JUNE 2, 2023

(Date Final Plat Approved)

By: 

Meggan Herington, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

Approved as to form:


Lori L. Seago
County Attorney's Office

SUBDIVIDER:

GORILLA CAPITAL CO SADDLEHORN RANCH LLC

By: 
John Helmick, CEO

Subscribed, sworn to and acknowledged before me this 3rd day of May, 2023
by the parties above named.

My commission expires: March 10, 2024

Notary Public



2023 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 1/19/2023

PROJECT INFORMATION		
Saddlehorn Ranch Filing 2 Improvements	1/19/2023	SF-21-033
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)						
Earthwork						
less than 1,000; \$5,300 min		CY	\$ 8.00	= \$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 6.00	= \$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 5.00	= \$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 3.50	= \$ -		\$ -
50,001-200,000; \$175,000 min	50,633	CY	\$ 2.50	= \$ 175,000.00		\$ 175,000.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
Permanent Erosion Control Blanket		SY	\$ 8.00	= \$ -		\$ -
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	6.36	AC	\$ 1,875.00	= \$ 11,925.00		\$ 11,925.00
Permanent Pond/BMP (provide engineer's estimate)	See Below	EA		=		
Detention Outlet Structure	1	EA	\$ 5,000.00	= \$ 5,000.00		\$ 5,000.00
Concrete/Riprap Forebay	1	EA	\$ 3,000.00	= \$ 3,000.00		\$ 3,000.00
Concrete Trickle Channel	330	CY	\$ 95.00	= \$ 31,350.00		\$ 31,350.00
Detention Emergency Spillway	1	EA	\$ 4,000.00	= \$ 4,000.00		\$ 4,000.00
Drainage Riprap, d50 size from 6" to 24"	694	Tons	\$ 83.00	= \$ 57,602.00		\$ 57,602.00
Permanent WQ Feature (EDB)	1	EA	\$ 5,000.00	= \$ 5,000.00		\$ 5,000.00
Gravel Maintenance Access Road	6,701	SY	\$ 45.00	= \$ 301,545.00		\$ 301,545.00
Concrete Washout Basin	1	EA	\$ 1,089.00	= \$ 1,089.00		\$ 1,089.00
Inlet Protection	18	EA	\$ 202.00	= \$ 3,636.00		\$ 3,636.00
Rock Check Dam	36	EA	\$ 605.00	= \$ 21,780.00		\$ 21,780.00
Safety Fence	50	LF	\$ 3.00	= \$ 150.00		\$ 150.00
Sediment Basin	1	EA	\$ 2,132.00	= \$ 2,132.00		\$ 2,132.00
Sediment Trap	0	EA	\$ 500.00	= \$ -		\$ -
Silt Fence	11,010	LF	\$ 3.00	= \$ 33,030.00		\$ 33,030.00
Slope Drain	0	LF	\$ 40.00	= \$ -		\$ -
Straw Bale	0	EA	\$ 31.00	= \$ -		\$ -
Straw Wattle/Rock Sock	0	LF	\$ 7.00	= \$ -		\$ -
Surface Roughening	0.0	AC	\$ 250.00	= \$ -		\$ -
Temporary Erosion Control Blanket	3,642	SY	\$ 3.00	= \$ 10,926.00		\$ 10,926.00
Temporary Seeding and Mulching	13	AC	\$ 1,666.00	= \$ 21,658.00		\$ 21,658.00
<i>[insert items not listed but part of construction plans]</i>				= \$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				= \$ 34,666.10		\$ 34,666.10
Section 1 Subtotal				= \$ 729,223.10		\$ 729,223.10

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

SECTION 2 - PUBLIC IMPROVEMENTS *						
ROADWAY IMPROVEMENTS						

Construction Traffic Control	1.0	LS	\$ 50,000.00	= \$ 50,000.00		\$ 50,000.00
Aggregate Base Course (135 lbs/cf)	5,080	Tons	\$ 34.00	= \$ 172,720.00		\$ 172,720.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 61.00	= \$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 17.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 23.00	= \$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 35.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) " thick	20,805	Tons	\$ 106.00	= \$ 2,205,330.00		\$ 2,205,330.00
Removal of Asphalt (Full Depth)	210	SY	\$ 10.00	= \$ 2,100.00		\$ 2,100.00
Removal of Asphalt (Planning-4")	837	SY	\$ 5.00	= \$ 4,185.00		\$ 4,185.00
Removal of Striping	7,534	LF	\$ 1.00	= \$ 7,534.00		\$ 7,534.00
Removal of Fencing	1,096	LF	\$ 5.00	= \$ 5,480.00		\$ 5,480.00
Raised Median, Paved		SF	\$ 10.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	7	EA	\$ 364.00	= \$ 2,548.00		\$ 2,548.00
Guide/Street Name Sign	13	EA	\$ 250.00	= \$ 3,250.00		\$ 3,250.00
Epoxy Pavement Marking	4,122	SF	\$ 16.00	= \$ 65,952.00		\$ 65,952.00
Thermoplastic Pavement Marking	87	SF	\$ 28.00	= \$ 2,436.00		\$ 2,436.00
Barricade - Type 3	8	EA	\$ 241.00	= \$ 1,928.00		\$ 1,928.00
Delineator - Type I		EA	\$ 29.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 35.00	= \$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 35.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 35.00	= \$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 58.00	= \$ -		\$ -
5" Sidewalk		SY	\$ 72.00	= \$ -		\$ -
6" Sidewalk		SY	\$ 87.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 116.00	= \$ -		\$ -
Pedestrian Ramp		EA	\$ 1,390.00	= \$ -		\$ -

PROJECT INFORMATION

Saddlehorn Ranch Filing 2 Improvements

1/19/2023

SF-21-033

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	=	\$	Total	(with Pre-Plat Construction)	
							% Complete	Remaining
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 73.00	=	\$	-		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 111.00	=	\$	-		\$ -
Curb Opening with Drainage Chase		EA	\$ 1,790.00	=	\$	-		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 87.00	=	\$	-		\$ -
Guardrail End Anchorage		EA	\$ 2,538.00	=	\$	-		\$ -
Guardrail Impact Attenuator		EA	\$ 4,556.00	=	\$	-		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 95.00	=	\$	-		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 97.00	=	\$	-		\$ -
Electrical Conduit, Size =		LF	\$ 20.00	=	\$	-		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$	-		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$	-		\$ -

STORM DRAIN IMPROVEMENTS

Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$	-		\$ -
18" Reinforced Concrete Pipe	223	LF	\$ 76.00	=	\$	16,948.00		\$ 16,948.00
24" Reinforced Concrete Pipe	123	LF	\$ 91.00	=	\$	11,193.00		\$ 11,193.00
19" X 20" Horizontal Elliptical Reinforced Concrete Pipe	68	LF	\$ 100.00	=	\$	6,800.00		\$ 6,800.00
30" Reinforced Concrete Pipe	44	LF	\$ 114.00	=	\$	5,016.00		\$ 5,016.00
36" Reinforced Concrete Pipe		LF	\$ 140.00	=	\$	-		\$ -
42" Reinforced Concrete Pipe		LF	\$ 187.00	=	\$	-		\$ -
48" Reinforced Concrete Pipe		LF	\$ 228.00	=	\$	-		\$ -
54" Reinforced Concrete Pipe		LF	\$ 297.00	=	\$	-		\$ -
60" Reinforced Concrete Pipe		LF	\$ 348.00	=	\$	-		\$ -
66" Reinforced Concrete Pipe		LF	\$ 402.00	=	\$	-		\$ -
72" Reinforced Concrete Pipe		LF	\$ 460.00	=	\$	-		\$ -
18" Corrugated Steel Pipe		LF	\$ 98.00	=	\$	-		\$ -
24" Corrugated Steel Pipe		LF	\$ 112.00	=	\$	-		\$ -
30" Corrugated Steel Pipe	16	LF	\$ 143.00	=	\$	2,288.00		\$ 2,288.00
36" Corrugated Steel Pipe		LF	\$ 171.00	=	\$	-		\$ -
42" Corrugated Steel Pipe		LF	\$ 197.00	=	\$	-		\$ -
48" Corrugated Steel Pipe		LF	\$ 207.00	=	\$	-		\$ -
54" Corrugated Steel Pipe		LF	\$ 304.00	=	\$	-		\$ -
60" Corrugated Steel Pipe		LF	\$ 328.00	=	\$	-		\$ -
66" Corrugated Steel Pipe		LF	\$ 397.00	=	\$	-		\$ -
72" Corrugated Steel Pipe		LF	\$ 467.00	=	\$	-		\$ -
78" Corrugated Steel Pipe		LF	\$ 537.00	=	\$	-		\$ -
84" Corrugated Steel Pipe		LF	\$ 642.00	=	\$	-		\$ -
18" - Flared End Section (FES)	6	EA	\$ 402.00	=	\$	2,412.00		\$ 2,412.00
18" - Flared End Section (FES)	8	EA	\$ 402.00	=	\$	3,216.00		\$ 3,216.00
24" - Flared End Section (FES)	4	EA	\$ 486.00	=	\$	1,944.00		\$ 1,944.00
19" X 30" - Flared End Section (FES)	2	EA	\$ 600.00	=	\$	1,200.00		\$ 1,200.00
30"- Flared End Section (FES)	2	EA	\$ 600.00	=	\$	1,200.00		\$ 1,200.00
Flared End Section (FES) RCP Size =30 <i>(unit cost = 6x pipe unit cost)</i>	1	EA	\$ 600.00	=	\$	600.00		\$ 600.00
Flared End Section (FES) CSP Size = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$	-		\$ -
End Treatment- Headwall		EA		=	\$	-		\$ -
End Treatment- Wingwall		EA		=	\$	-		\$ -
End Treatment - Cutoff Wall		EA		=	\$	-		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,703.00	=	\$	-		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 8,715.00	=	\$	-		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 10,092.00	=	\$	-		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 9,224.00	=	\$	-		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 9,507.00	=	\$	-		\$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 11,901.00	=	\$	-		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 11,995.00	=	\$	-		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 12,858.00	=	\$	-		\$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 14,061.00	=	\$	-		\$ -

PROJECT INFORMATION

Saddlehorn Ranch Filing 2 Improvements

1/19/2023

SF-21-033

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	=	Total	(with Pre-Plat Construction)	
						% Complete	Remaining
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 12,783.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 14,109.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,931.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 14,061.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 7,734.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 8.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	476	Tons	\$ 97.00	=	\$ 46,172.00		\$ 46,172.00
Rip Rap, Grouted		Tons	\$ 115.00	=	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF	\$ -	=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 689.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 135.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,776.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
[insert items not listed but part of construction plans]					=	\$ -	\$ -
* - Subject to defect warranty financial assurance, A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)					=	\$ -	\$ -
Section 2 Subtotal					=	\$ 2,622,452.00	\$ 2,622,452.00

SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**

ROADWAY IMPROVEMENTS

				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -

STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)

				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -

WATER SYSTEM IMPROVEMENTS

Water Main Pipe (PVC), Size 8"	6,800	LF	\$ 78.00	=	\$ 530,400.00		\$ 530,400.00
Water Main Pipe (PVC), Size 12"	1,696	LF	\$ 100.00	=	\$ 169,600.00		\$ 169,600.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 91.00	=	\$ -		\$ -
Water Main Pipe (Ductile Iron), Size 6"	243	LF	\$ 66.00	=	\$ 16,038.00		\$ 16,038.00
Gate Valves, 8"	22	EA	\$ 2,247.00	=	\$ 49,434.00		\$ 49,434.00


PROJECT INFORMATION

Saddlehorn Ranch Filing 2 Improvements	1/19/2023	SF-21-033
Project Name	Date	PCD File No.

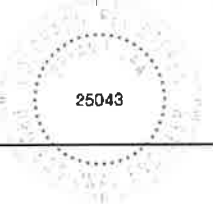
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
Gate Valves, 12"	6	EA	\$ 2,900.00	=	\$ 17,400.00		\$ 17,400.00	
Fire Hydrant Assembly, w/ all valves	18	EA	\$ 7,978.00	=	\$ 143,604.00		\$ 143,604.00	
Water Service Line Installation, inc. tap and valves	42	EA	\$ 1,601.00	=	\$ 67,242.00		\$ 67,242.00	
Fire Cistern Installation, complete		EA		=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>								
SANITARY SEWER IMPROVEMENTS								
Sewer Main Pipe (PVC), Size 8"		LF	\$ 78.00	=	\$ -		\$ -	
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 5,305.00	=	\$ -		\$ -	
Sanitary Service Line Installation, complete		EA	\$ 1,696.00	=	\$ -		\$ -	
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>								
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)								
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
** - Section 3 is not subject to defect warranty requirements					Section 3 Subtotal	=	\$ 993,718.00	\$ 993,718.00
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00	
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00	
Total Construction Financial Assurance						=	\$ 4,365,393.10	
(Sum of all section subtotals plus as-builts and pond/BMP certification)								
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						=	\$ 4,365,393.10	
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)								
Total Defect Warranty Financial Assurance						=	\$ 561,875.40	
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)								

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.



Engineer (P.E. Seal Required)



1/20/23

Date

Approved by Owner / Applicant

Approved

By: Elizabeth Nijkamp, PE
Date: 05/24/2023
El Paso County Department of Public Works





District payables attached under separate cover