

## **FIRST AMENDED AND RESTATED SUBDIVISION IMPROVEMENTS AGREEMENT**

THIS FIRST AMENDED AND RESTATED SUBDIVISION IMPROVEMENTS AGREEMENT ("Agreement") is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and Pomponio Terrace Holdings LLC, a Colorado Limited Liability Company, hereinafter called "Developer."

### **WITNESSETH:**

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in **Exhibit A** attached hereto ("Developer Property"), and by this reference made a part hereof.

WHEREAS, in furtherance of the development of the Developer Property, the Developer and the County entered into that certain Subdivision Improvements Agreement dated December 13, 2016, recorded in the public records of Adams County, Colorado at Reception No. 2016000110280 ("2016 Agreement").

WHEREAS, No building permits may be issued for the development until collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners, the final plat has been approved by the BoCC, and the improvements described in Exhibit "B" have been preliminarily accepted by the Public Works Department.

WHEREAS, upon execution of the 2016 Agreement, Developer furnished to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with the 2016 Agreement.

WHEREAS, Said collateral was in the amount of \$1,305,658.00, which amount included twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation, and said collateral is sufficient to cover all improvements that are detailed in this Agreement.

WHEREAS, the final plat that is the subject of this Agreement is approved is approved.

WHEREAS, acceptance of the improvements described in Exhibit "B" is subject to the terms and conditions of this Agreement.

WHEREAS, Upon approval of the 2016 Agreement by the Board of County Commissioners, the Developer conveyed by warranty deed to the County of Adams the following described land for right-of-way or other public purposes: West 68<sup>th</sup> Avenue, West 69<sup>th</sup> Avenue, Eliot Street, and Decatur Street, and therefore no further dedications are required for this Agreement.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams (the "BoCC"), that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

WHEREAS, the Developer and the County desire to amend and restate the 2016 Agreement to add a third phase to the development, to allow the first phase to be reduced to four model homes and related public and private improvements.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. **Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on **Exhibit B** attached hereto, and by this reference made a part hereof.

2. **Drawings and Estimates.** The Developer shall furnish drawings and cost estimates for all improvements described and detailed on **Exhibit B** for approval by the County. Upon request, the Developer shall furnish one set of reproducible “as built” drawings and a final statement of construction costs to the County.

3. **Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on **Exhibit B**. Developer will construct the improvements in three phases. First, Developer will construct the water and sewer facilities and street improvements necessary to serve and provide access to Lots 4 and 5, Block 2, and Lots 1 and 2, Block 5, Pomponio Terrace Subdivision Filing No. 1 (the “**Phase One Improvements**”). Second, Developer will construct the balance of the improvements described in **Exhibit B**, except for the final/top lift of asphalt on the roads described in **Exhibit B** (the “**Phase Two and Three Improvements**”). Third, the Developer will install the final/top lift of asphalt on all roads described in **Exhibit B** (the “**Phase Three Improvements**”), in conjunction with the construction of residential dwellings within Pomponio Terrace Subdivision Filing No. 1. The Phase One Improvements, Phase Two Improvements, and Phase Three Improvements are collectively referred to herein as “Public Improvements.”

4. **Time for Completion.** The Public Improvements shall be completed according to the terms of this Agreement within “construction completion date” appearing in **Exhibit B**. The Director of the Community and Economic Department may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit B for a period not to exceed 180 days. Any extension greater than 180 days shall only be approved by the BoCC. Any extension of time shall be in written form only.

5. **Guarantee of Compliance.**

a. **Collateral.** As stated in the fourth and fifth recitals to this Agreement, Developer has provided all appropriate collateral for this Agreement.

b. **Phased Release of Collateral.** Upon approval of the final plat, completion of all of the Public Improvements (constructed according to the terms of this Agreement), and preliminary acceptance of all of the Public Improvements by the Public Works Department in accordance with section 5-02-05-01 of the County’s Development Standards and Regulations, a reasonable part of the collateral shall be released. Completion

of the Public Improvements shall be determined solely by the County. A reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of Public Improvements for a period of one year from the date of completion. All of the collateral shall be released upon final acceptance of all of the Public Improvements.

**6. Preliminary Acceptance of Public Improvements; Relationship to Building Permits and Certificates of Occupancy.**

a. Phase One Improvements (Improvements Related to Model Homes). When the Developer has completed construction of the Phase One Improvements, it will provide the County with written notice of such completion. After preliminary acceptance of the Phase One Improvements, the County may issue building permits for the construction of residential dwellings on Lots 4 and 5, Block 2, and Lots 1 and 2, Block 5, Pomponio Terrace Subdivision Filing No. 1 (collectively “Model Homes”), after receipt of proper application for such a building permit. The issuance of certificates of occupancy for the Model Homes may be granted only after the County grants preliminary acceptance for a top lift of asphalt over the streets that provide access to the Model Homes.

b. Phase Two Improvements (Subdivision Improvements, Except Top Lift of Asphalt). When the Developer has completed construction of the Phase Two Improvements, it will provide the County with written notice of such completion. After granting Preliminary Acceptance for the Phase Two Improvements, the County may issue building permits for the construction of remaining residential dwellings (other than the Model Homes described in Section 6a, above) within Pomponio Terrace Subdivision Filing No. 1 upon receipt of proper application for such building permits.

c. Phase Three Improvements (Top Lift of Asphalt). When the Developer has completed construction of the Phase Three Improvements, it will provide the County with written notice of such completion. The County will then inspect and grant Preliminary Acceptance of all of the Public Improvements, and the one (1) year warranty period for all of the Public Improvements shall commence. Certificates of occupancy for buildings other than the model homes (addressed in subsection 6a above) shall not be issued until Preliminary Acceptance of all Public Improvements.

7. **Final Acceptance.** Upon the completion of the one (1) year warranty period for the Public Improvements (see Section 8, below), the Developer will request that the County issue Final Acceptance for all of the Public Improvements.

8. **Acceptance and Maintenance of Public Improvements.** All improvements designated “public” on Exhibit B shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with due diligence to make the same, the County may make such repairs or replacements at the Developer’s expense.

In the case of an emergency such written notice may be waived.

9. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in **Exhibit A** attached hereto.

10. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

A. **Improvements.**

Public Improvements: See **Exhibit B** for description, estimated quantities and estimated construction costs. The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in **Exhibit B**.

Private Improvements: None

B. **Public dedication of land for right-of-way purposes or other public purposes.** Upon approval of the 2016 Agreement by the Board of County Commissioners, the Developer conveyed by warranty deed to the County of Adams the following described land for right-of-way or other public purposes: West 68<sup>th</sup> Avenue, West 69<sup>th</sup> Avenue, Eliot Street, and Decatur Street. No further dedications are required for this Agreement.

**Developer:**

**Pomponio Terrace Holdings LLC,  
a Colorado limited liability company**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

State of Colorado                                 }  
  }  
\_\_\_\_\_ County of \_\_\_\_\_               } ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by \_\_\_\_\_ as manager, and \_\_\_\_\_ as manager of Pomponio Terrace Holdings LLC, a Colorado limited liability company.

Witness my hand and official seal.  
My commission expires:

\_\_\_\_\_  
Notary Public

APPROVED BY resolution at the meeting of \_\_\_\_\_, 2017.

Collateral to guarantee compliance with this agreement and construction of public improvements was previously provided and accepted by the County pursuant to the 2016 Agreement in the amount of \$1,305,658.00, in a form acceptable to the Board of County Commissioners.

ATTEST:

Clerk of the Board

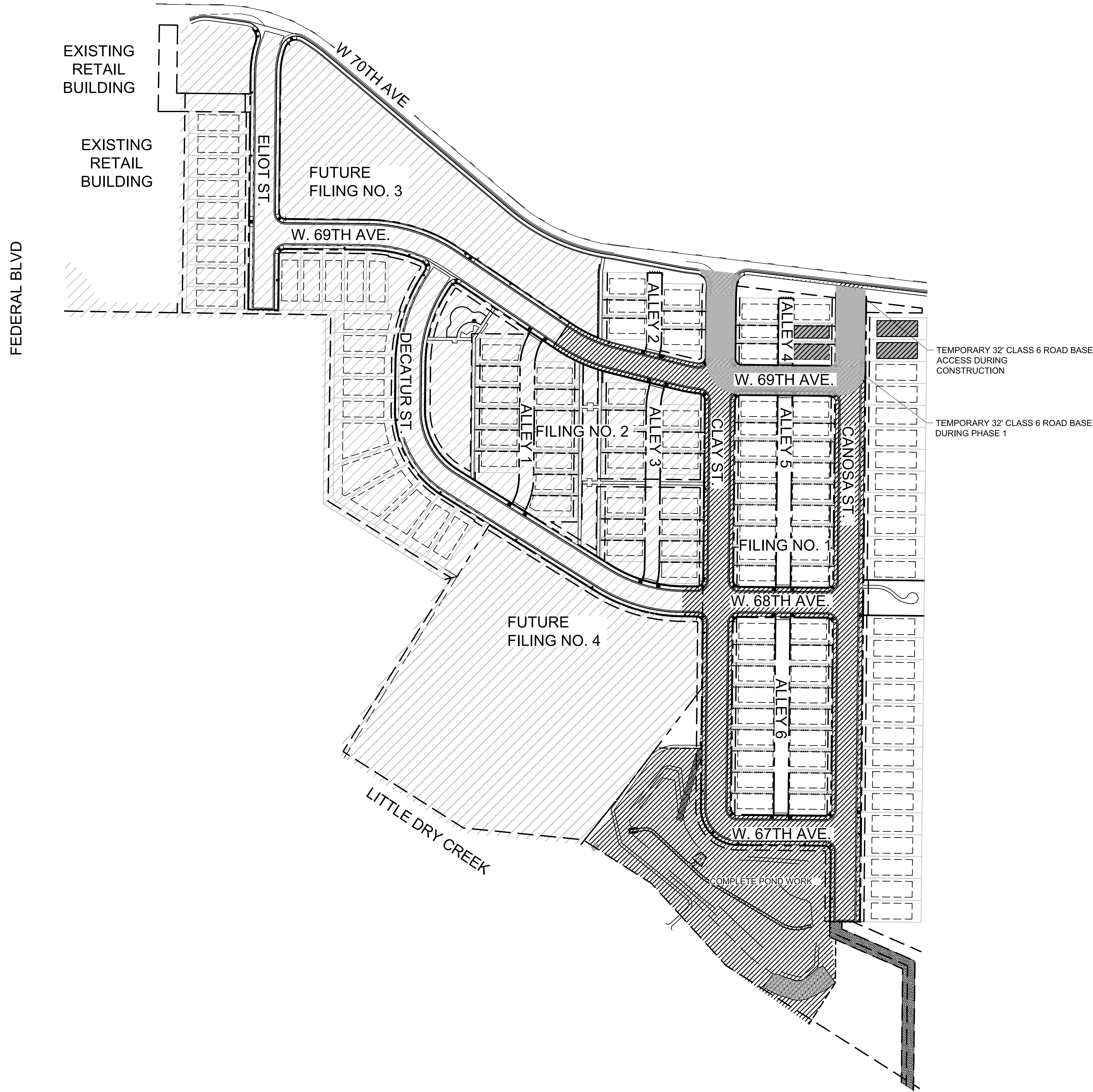
BOARD OF COUNTY COMMISSIONERS ADAMS COUNTY, COLORADO

**EXHIBIT A**

Legal Description: POMPONIO TERRACE SUBDIVISION FILING NO. 1

**EXHIBIT B**

POMPONIO TERRACE FILING NO. 1  
PHASE I IMPROVEMENTS  
(FIRST AMENDED AND RESTATED SIA)  
(IMPROVEMENTS RELATED TO  
CONSTRUCTION OF MODEL HOMES)



LEGEND

- MODEL HOME SITES - WATER, SEWER, ROAD, AND STORM SERVICES IN PLACE
- PHASE 1 - ACCESS ROAD
- PHASE 1 - WATER AND SANITARY SEWER CONSTRUCTED TO SERVE MODEL HOMES PER APPROVED PLANS BY EES DATED 05/10/2017 AND 05/03/2017, RESPECTIVELY. STORM SEWER SYSTEM CONSTRUCTED PER APPROVED PLANS WITH ADAMS COUNTY.
- ALL OTHER FILINGS

NOTE

A LETTER FROM ADAMS COUNTY FIRE RESCUE CONFIRMING THAT THEIR LIFE SAFETY CONCERNS AND CONDITIONS HAVE BEEN MET WILL BE REQUIRED PRIOR TO THE ISSUANCE OF MODEL HOME BUILDING PERMITS.

PROJECT BENCHMARK

ELEVATIONS ARE BASED UPON NGS BENCH MARK Z 452 (PID DJ8175), HAVING AN ELEVATION OF 5392.96 FEET (NAVD 88). PROJECT BENCH MARK IS A COPPER PLUG SET ON TOP OF CONCRETE CURB HEAD 18 FEET SOUTHWEST OF THE NORTHEAST CORNER OF THE GOODWILL INDUSTRIES PROPERTY. ELEVATION: 5258.26 FEET.

PROJECT BASIS OF BEARING

BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. THE NORTHWEST CORNER OF THE NORTHEAST QUARTER IS MONUMENTED WITH A 3.25" ALUMINUM CAP IN MONUMENT BOX STAMPED LS 23053. THE NORTHEAST CORNER OF THE NORTHEAST QUARTER IS MONUMENTED WITH A 3.25" ALUMINUM CAP IN MONUMENT BOX STAMPED LS 17668. THE LINE BEARS NORTH 89°37'42" EAST BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE.



Know what's below.  
Call before you dig.

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	BY	REVISION	DATE
1			
2			
3			
4			
5			



EES & ENGINEERING SOLUTIONS, Inc.  
1400 East 1st Avenue, Suite 100  
Denver, CO 80202  
303.572-7997



Pomponio  
TERRACE

CONSTRUCTION DRAWINGS

POMPONIO TERRACE FILING NO. 1

ADAMS COUNTY, COLORADO 80030

PHASED IMPROVEMENTS

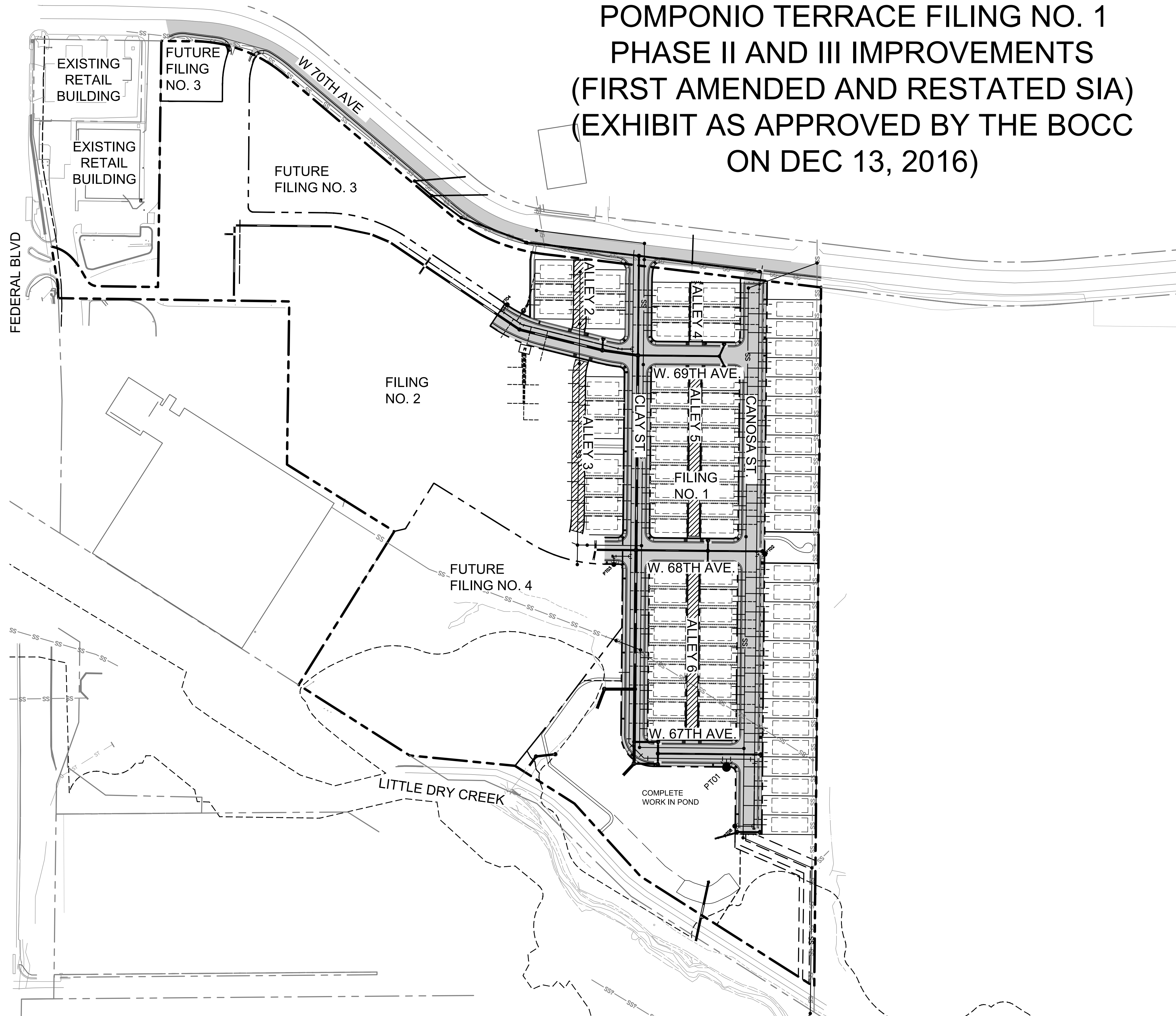
PROJECT NO: PTH004.01

DESIGNED BY: RCY

DRAWN BY: RCY

DATE: 07/13/17

EXH-1



\_\_\_\_\_ WATERMAIN  
\_\_\_\_\_ SS \_\_\_\_\_ SANITARY SEWER LINE





ELEVATIONS ARE BASED UPON NGS BENCH MARK Z 452 (PID DJ8175), HAVING AN ELEVATION OF 5392.96 FEET (NAVD 88). PROJECT BENCH MARK IS A COPPER PLUG SET ON TOP OF CONCRETE CURB HEAD 18 FEET SOUTHWEST OF THE NORTHEAST CORNER OF THE GOODWILL INDUSTRIES PROPERTY. ELEVATION: 5258.26 FEET.

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No.	REVISION	BY	DATE



## SUBDIVISION IMPROVEMENT AGREEMENT

POMPONIO TERRACE FILING 1

PRIVATE/PUBLIC IMPROVEMENTS

PROJECT NO:	PTH004.01
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DESIGNED BY: JRR

RAWN BY: JRR

DATE: 06/17/2016

EXH-2

## OPINION OF PROBABLE COST - CONCEPTUAL

### FILING 1 - Canosa St.

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Entitlement and Engineering Solutions, Inc. (EES) makes no warranty, either expressed or implied, as to the accuracy of this estimate.



Entitlement and Engineering Solutions, Inc.  
518 17th Street, Suite 1575  
Denver, CO 80202  
Contact: Joshua R. Root  
Ph. 303-572-7997

Original Preparation: 8/1/2016

Revised:

Project: Pomponio Terrace Filing 1

Project Location: Adams County, CO

Project #: PTH004.01

Interior Roadway Improvements	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
6" Vertical Curb and Gutter (2' Pan)	1,782	\$12.00	LF	\$21,384.00		
Subgrade Prep at Sidewalk and Road	3,788	\$3.00	CY	\$11,364.00		
5' Wide Concrete Walk	8,910	\$3.75	SF	\$33,412.50		
Curb Return with Handicap Ramp (17' Radius)	6	\$604.00	EA	\$3,624.00		
Handicap Ramp (18' Length)	3	\$473.00	EA	\$1,419.00		
Asphalt (Full Depth 6.5")	3,637	\$26.00	SY	\$94,562.00		
SUBTOTAL					\$165,765.50	

STORM DRAINAGE	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
18" RCP Pipe	36	\$62.40	LF	\$2,246.40		
Inlet Structure (Type R - 5 foot)	2	\$4,320.00	EA	\$8,640.00		
SUBTOTAL					\$10,886.40	

**Total** \$176,651.90

## OPINION OF PROBABLE COST - CONCEPTUAL

### FILING 1 - Clay St.

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518 17th Street, Suite 1575  
Denver, CO 80202  
Contact: Joshua R. Root  
Ph. 303-572-7997

Original Preparation: 8/1/2016

Revised:

Project: Pomponio Terrace Filing 1

Project Location: Adams County, CO

Project #: PTH004.01

Interior Roadway Improvements	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
6" Vertical Curb and Gutter (2' Pan)	1,461	\$12.00	LF	\$17,532.00		
Subgrade Prep at Sidewalk and Road	3,372	\$3.00	CY	\$10,116.00		
5' Wide Concrete Walk	2,435	\$3.75	SF	\$9,131.25		
Curb Return with Handicap Ramp (17' Radius)	10	\$604.00	EA	\$6,040.00		
Asphalt (Full Depth 6.5")	3,237	\$26.00	SY	\$84,162.00		
SUBTOTAL					\$126,981.25	

STORM DRAINAGE	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
18" RCP Pipe	185	\$62.40	LF	\$11,544.00		
24" RCP Pipe	98	\$69.60	LF	\$6,820.80		
36" RCP Pipe	362	\$114.00	LF	\$41,268.00		
42" RCP Pipe	258	\$174.00	LF	\$44,892.00		
5' DIA Manhole	1	\$3,120.00	EA	\$3,120.00		
6' DIA Manhole	3	\$3,120.00	EA	\$9,360.00		
SUBTOTAL					\$117,004.80	

Total \$243,986.05

## OPINION OF PROBABLE COST - CONCEPTUAL

### FILING 1 - W 67th Ave.

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Denver, CO 80202  
Contact: Joshua R. Root  
Ph. 303-572-7997

Original Preparation: 8/1/2016

Revised:

Project: Pomponio Terrace Filing 1

Project Location: Adams County, CO

Project #: PTH004.01

Interior Roadway Improvements	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
6" Vertical Curb and Gutter (2' Pan)	290	\$12.00	LF	\$3,480.00		
Subgrade Prep at Sidewalk and Road	785	\$3.00	CY	\$2,355.00		
5' Wide Concrete Walk	1,450	\$3.75	SF	\$5,437.50		
Curb Return with Handicap Ramp (17' Radius)	2	\$604.00	EA	\$1,208.00		
Alley Curb Cut/Approach	1	\$840.00	EA	\$840.00		
Asphalt (Full Depth 6.5")	754	\$26.00	SY	\$19,604.00		
SUBTOTAL					\$32,924.50	
TRAFFIC SIGNAGE AND STRIPING	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Road Name Signs	2	\$250.00	EA	\$500.00		
Stop Signs	1	\$250.00	EA	\$250.00		
Roadway Sign	2	\$250.00	EA	\$500.00		
SUBTOTAL					\$1,250.00	
STORM DRAINAGE	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
18" RCP Pipe	224	\$62.40	LF	\$13,977.60		
24" RCP Pipe	41	\$69.60	LF	\$2,853.60		
5' DIA Manhole	2	\$3,120.00	EA	\$6,240.00		
Inlet Structure (Type R - 5 foot)	3	\$4,320.00	EA	\$12,960.00		
SUBTOTAL					\$36,031.20	
Total					\$70,205.70	

## OPINION OF PROBABLE COST - CONCEPTUAL

### FILING 1 - Decatur St/W. 68th Ave.

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Entitlement and Engineering Solutions, Inc. (EES) makes no warranty, either expressed or implied, as to the accuracy of this estimate.



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518 17th Street, Suite 1575  
Denver, CO 80202  
Contact: Joshua R. Root  
Ph. 303-572-7997

Original Preparation: 8/1/2016

Revised:

Project: Pomponio Terrace Filing 1

Project Location: Adams County, CO

Project #: PTH004.01

Interior Roadway Improvements	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
6" Vertical Curb and Gutter (2' Pan)	290	\$12.00	LF	\$3,480.00		
Subgrade Prep at Sidewalk and Road	884	\$3.00	CY	\$2,652.00		
5' Wide Concrete Walk	1,450	\$3.75	SF	\$5,437.50		
Alley Curb Cut/Approach	2	\$840.00	EA	\$1,680.00		
Asphalt (Full Depth 6.5")	849	\$26.00	SY	\$22,074.00		
SUBTOTAL					\$35,323.50	
TRAFFIC SIGNAGE AND STRIPING	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Road Name Signs	4	\$250.00	EA	\$1,000.00		
Stop Signs	3	\$250.00	EA	\$750.00		
SUBTOTAL					\$1,750.00	
STORM DRAINAGE	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
18" RCP Pipe	135	\$62.40	LF	\$8,424.00		
24" RCP Pipe	209	\$69.60	LF	\$14,546.40		
Inlet Structure (Type R - 5 foot)	1	\$4,320.00	EA	\$4,320.00		
Inlet Structure (Type R - 10 foot)	3	\$5,880.00	EA	\$17,640.00		
SUBTOTAL					\$44,930.40	
Total					\$82,003.90	

## OPINION OF PROBABLE COST - CONCEPTUAL

### FILING 1 - W. 69th Ave.

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Denver, CO 80202  
Contact: Joshua R. Root  
Ph. 303-572-7997

Original Preparation: 8/1/2016

Revised:

Project: Pomponio Terrace Filing 1

Project Location: Adams County, CO

Project #: PTH004.01

Interior Roadway Improvements	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
6" Vertical Curb and Gutter (2' Pan)	610	\$12.00	LF	\$7,320.00		
Subgrade Prep at Sidewalk and Road	1,603	\$3.00	CY	\$4,809.00		
5' Wide Concrete Walk	3,050	\$3.75	SF	\$11,437.50		
Alley Curb Cut/Approach	4	\$840.00	EA	\$3,360.00		
Asphalt (Full Depth 6.5")	1,539	\$26.00	SY	\$40,014.00		
SUBTOTAL					\$66,940.50	
TRAFFIC SIGNAGE AND STRIPING	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Road Name Signs	4	\$250.00	EA	\$1,000.00		
Stop Signs	3	\$250.00	EA	\$750.00		
SUBTOTAL					\$1,750.00	
STORM DRAINAGE	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
18" RCP Pipe	209	\$62.40	LF	\$13,041.60		
24" RCP Pipe	36	\$69.60	LF	\$2,505.60		
30" RCP Pipe	288	\$114.00	LF	\$32,832.00		
Inlet Structure (Type R - 5 foot)	3	\$4,320.00	EA	\$12,960.00		
Manhole - 4' Diameter	1	\$3,120.00	EA	\$3,120.00		
Manhole - 5' Diameter	1	\$3,120.00	EA	\$3,120.00		
Manhole - 6' Diameter	1	\$3,120.00	EA	\$3,120.00		
SUBTOTAL					\$70,699.20	
Total					\$139,389.70	

## OPINION OF PROBABLE COST - CONCEPTUAL

### FILING 1 - W. 70th Ave.

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Entitlement and Engineering Solutions, Inc.  
518 17th Street, Suite 1575  
Denver, CO 80202  
Contact: Joshua R. Root  
Ph. 303-572-7997

Original Preparation: 8/1/2016

Revised:

Project: Pomponio Terrace Filing 1

Project Location: Adams County, CO

Project #: PTH004.01

Roadway Improvements	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
6" Vertical Curb and Gutter (2' Pan)	1,207	\$12.00	LF	\$14,484.00		
Subgrade Prep at Sidewalk and Road	2,861	\$3.00	CY	\$8,583.00		
5' Wide Concrete Walk	6,034	\$3.75	SF	\$22,627.50		
Curb Return with Handicap Ramp (17' Radius)	4	\$604.00	EA	\$2,416.00		
Asphalt (Full Depth 6.5")	3,300	\$26.00	SY	\$85,800.00		
SUBTOTAL					\$133,910.50	

STORM DRAINAGE	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
18" RCP Pipe	432	\$62.40	LF	\$26,956.80		
Inlet Structure (Type R - 5 foot)	2	\$4,320.00	EA	\$8,640.00		
Manhole - 5' Diameter	1	\$3,120.00	EA	\$3,120.00		
SUBTOTAL					\$38,716.80	

Total					\$172,627.30	
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## OPINION OF PROBABLE COST - CONCEPTUAL

### FILING 1 - Detention Pond

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Entitlement and Engineering Solutions, Inc. (EES) makes no warranty, either expressed or implied, as to the accuracy of this estimate.



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Contact: Joshua R. Root  
Ph. 303-572-7997

Original Preparation: 8/31/2016

Revised:

Project: Pomponio Terrace Filing 1

Project Location: Adams County, CO

Project #: PTH004.01

STORM DRAINAGE	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
18" RCP Pipe	40	\$62.40	LF	\$2,496.00		
30" RCP Pipe	60	\$114.00	LF	\$6,840.00		
42" RCP Pipe	39	\$174.00	LF	\$6,786.00		
18" Flared End Section	1	\$740.00	EA	\$740.00		
30" Flared End Section	1	\$1,500.00	EA	\$1,500.00		
42" Flared End Section	1	\$1,500.00	EA	\$1,500.00		
Riprap	9,945	\$8.40	SF	\$83,538.00		
Concrete Trickle Channel	191	\$64.80	LF	\$12,376.80		
Outlet Structure	1	\$24,000.00	EA	\$24,000.00		
6' DIA Manhole	1	\$3,120.00	EA	\$3,120.00		
<b>SUBTOTAL</b>					<b>\$142,896.80</b>	

**Total** **\$142,896.80**

**OPINION OF PROBABLE COST - CONCEPTUAL**  
**FILING 1 - Trail Connection to Little Dry Creek Trail**

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Entitlement and Engineering Solutions, Inc. (EES) makes no warranty, either expressed or implied, as to the accuracy of this estimate.



**Entitlement and Engineering Solutions, Inc.**  
**518 17th Street, Suite 1575**  
**Denver, CO 80202**  
**Contact: Joshua R. Root**  
**Ph. 303-572-7997**

**Original Preparation:** 8/24/2016

**Revised:**

**Project:** Pomponio Terrace Filing 1

**Project Location:** Adams County, CO

**Project #:** PTH004.01

<b>STORM DRAINAGE</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Subtotal</b>	<b>Comments/Assumptions</b>
5' Wide Concrete Walk	2,260	\$3.75	SF	\$8,475.00		
<b>SUBTOTAL</b>					<b>\$8,475.00</b>	
<b>Total</b>					<b>\$8,475.00</b>	

## OPINION OF PROBABLE COST - SUMMARY (CONCEPTUAL)

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**Original Preparation: 8/1/2016**

**Revised:**

**Project: Pomponio Terrace Filing 1**

**Project Location: Adams County, CO**

**Project #: PTH004.01**

<b>Filing 1</b>	<b>PROJECT TOTALS</b>
<b>Filing 1 Public Improvements Total</b>	<b>\$1,036,236</b>
<b>Administration - 20% of Total</b>	<b>\$207,247</b>
<b>Inflation Per Year - 5% of Total with 20% Administration</b>	<b>\$62,174</b>
<b>Filing 1 Grand Total</b>	<b>\$1,305,658</b>