

**SUBDIVISION IMPROVEMENTS AGREEMENT  
FOR MIDTOWN AT CLEAR CREEK FILING 11**

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and Midtown LLC, a Colorado limited liability company, having an address of 6465 S. Greenwood Plaza Blvd. #700, Centennial, Colorado 80111, 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, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, 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.

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

1. **Acceptance of Risk.** Acceptance of this agreement by the Adams County Board of County Commissioners is to allow for construction of the improvements described and detailed in Exhibit "B" only. Developer acknowledges that execution of this agreement does not include, imply, or guarantee entitlement of the subject parcel, approval of a final plat and/or creation of lots or a subdivision, the issuance of building permits, or the final acceptance of the improvements constructed under this agreement. In the event that the final plat is not approved and/or the improvements or any portion of the improvements described in Exhibit "B" are not accepted, the Developer agrees to rehabilitate the site or areas of the site that are not approved or accepted, including but not limited to removing, at its own expense, the improvements or any portion of the improvements not approved.
2. **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.
3. **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. All documents are contingent upon and subject to modification based on decisions made by the Adams County Board of County Commissioners and approval of the final plat. Any Adams County Board of County Commissioners' decisions or approvals that cause changes to the construction documents shall be the full responsibility of the Developer to properly address. Upon request, the Developer shall furnish one set of reproducible "as built" drawings and a final statement of construction costs to the County.
4. **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".
5. **Time for Completion.** Improvements shall be completed according to the terms of this agreement within "construction completion date," which is December 31, 2020. The Director of Community and Economic Development Department may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension greater than 180 days may be approved only by the Board of County Commissioners. All extensions of time shall be in written form only.

6. **Guarantee of Compliance.** Developer shall furnish to the County, as collateral to guarantee compliance with this agreement, two bonds in form acceptable to the County and releasable only by the County. Said bonds shall be in the amounts as follows: (a) one bond in the amount of \$128,784.03 equal to the cost of the improvements described as “Phase One” in Exhibit “B,” including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation; and (b) one bond in the amount of \$34,399.78, equal to the cost of the improvements described as “Phase Two” in Exhibit “B,” including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of the improvements described as “Phase One” in Exhibit “B” constructed according to the terms of this agreement, and preliminary acceptance by the Director of Public Works in accordance with section 5-02-05-01 of the County’s Development Standards and Regulations, the bond described in clause (a) above shall be released, provided that completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained (i.e., the Developer furnishing to the County a replacement bond in such amount) to guarantee maintenance of the “Phase One” improvements for a period of one year from the date of completion.. Upon completion of the improvements described as “Phase Two” in Exhibit “B” constructed according to the terms of this agreement, and preliminary acceptance by the Director of Public Works in accordance with section 5-02-05-01 of the County’s Development Standards and Regulations, the bond described in clause (b) above shall be released, provided that completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained (i.e., the Developer furnishing to the County a replacement bond in such amount) to guarantee maintenance of the “Phase Two” improvements for a period of one year from the date of completion.

No construction or building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners. No building permits shall be issued until the improvements described as “Phase One” in Exhibit “B” have been preliminarily accepted by the Department of Public Works. No Certificate of Occupancy will be issued until the improvements described as “Phase Two” in Exhibit “B” have been preliminarily accepted by the Department of Public Works.

7. **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 approval of the final plat and upon final acceptance of the improvements. 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.
8. **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.
9. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property as follows:

A. **Improvements.**

Public Improvements:

Osage Street, West 67th Place, Navajo Street, W. 68th Avenue and County of Adams storm sewer. See Exhibit “B” for description, estimated quantities and estimated construction costs.

Private Improvements:  
Any other improvements set forth on Exhibit “B” not indicated as “public improvements” above.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and not later than the “construction completion date,” which is December 31, 2020.

- B. **Public dedication of land for right-of-way purposes or other public purpose.** No land is required to be conveyed to the County for right-of-way or other purposes in connection with the approval of Board of County Commissions of this agreement and/or the final plat for the development known as Midtown at Clear Creek Filing No. 11.

*[ signature page follows ]*

Developer:

Midtown LLC, a Colorado limited liability  
company

Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
[CITY AND] COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ as \_\_\_\_\_ of Midtown LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

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

APPROVED BY resolution at the meeting of \_\_\_\_\_, 20\_\_.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of \$163,183.81. No construction or building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, COLORADO

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Chair

Approved as to form:

\_\_\_\_\_  
County Attorney

**EXHIBIT "A"**

**Legal Description:** MIDTOWN AT CLEAR CREEK FILING NO. 11

A PARCEL OF LAND BEING A PART OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007000079792 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 4, MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 28664", IN A MONUMENT BOX, WHENCE THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 4, MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 23519", IN A MONUMENT BOX. BEARS SOUTH 00°00'15" WEST, A DISTANCE OF 1324.85 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE SOUTH 60°06'28" EAST, A DISTANCE OF 80.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST 68TH AVENUE AS DEDICATED ON THE PLAT OF MIDTOWN AT CLEAR CREEK-FILING NO. 7 A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2016000009355, IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST 68TH AVENUE, SOUTH 89°48'22" EAST, A DISTANCE OF 556.53 FEET TO THE WESTERLY RIGHT-OF-WAY OF NAVAJO STREET AS DEDICATED ON SAID PLAT OF MIDTOWN AT CLEAR CREEK-FILING NO. 7;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF NAVAJO STREET, SOUTH 00°16'34" WEST, A DISTANCE OF 219.54 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WEST 67TH PLACE AS DEDICATED ON THE PLAT OF MIDTOWN AT CLEAR CREEK-FILING NO. 10 RECORDED AT RECEPTION NO. 2018000004010, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF WEST 67TH PLACE AND THE WESTERLY RIGHT-OF-WAY OF OSAGE STREET AS DEDICATED ON SAID PLAT OF MIDTOWN AT CLEAR CREEK-FILING NO. 10 THE FOLLOWING THREE (3) COURSES:

1. NORTH 89°43'26" WEST, A DISTANCE OF 209.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 148.50 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 233.26 FEET;
3. TANGENT TO SAID CURVE, SOUTH 00°16'34" WEST, A DISTANCE OF 370.30 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WEST 67TH AVENUE AS DEDICATED ON THE PLAT OF MIDTOWN AT CLEAR CREEK-FILING NO. 5 RECORDED AT RECEPTION NO. 2014000091485, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF WEST 67TH AVENUE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 84°33'32" WEST, A DISTANCE OF 22.07 FEET;
2. NORTH 89°43'26" WEST, A DISTANCE OF 175.19 FEET;
3. NORTH 45°07'55" WEST, A DISTANCE OF 25.20 FEET TO THE EASTERLY RIGHT-OF-WAY OF PECOS STREET AS DESCRIBED IN BOOK 3658 AT PAGE 687, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF PECOS STREET, NORTH 00°00'15" EAST, A DISTANCE OF 702.03 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 45°05'57" EAST, A  
DISTANCE OF 28.24 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5.584 ACRES, (243,236 SQUARE FEET), MORE OR LESS.

PREPARED BY:

DEREK S. BROWN, PLS  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

**EXHIBIT “B”**

**Midtown Filing 11 (Osage St.)**

**Phase One Improvements**

**Opinion of Probable Cost Estimate**

Date: 02/08/2019

JN: 10015.19

<b>Storm Sewer</b>	<b>CDOT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL COST</b>
Connect to Existing	0	2	EA	\$3,000.00	\$6,000.00
Storm Sewer Subtotal					\$6,000.00
<b>Street Improvements</b>	<b>CDOT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL COST</b>
<b>Concrete</b>					
8' Concrete Crossspan (Pavement)	412-00800	75	SY	\$73.95	\$5,546.25
Directional Handicap Ramp	608-00010	27	SY	\$170.20	\$4,595.40
<b>Paving</b>					
Adjust Valves to Grade	210-04050	2	EA	\$650.00	\$1,300.00
Asphalt (6" section)	411-03355	60.7	TON	\$73.00	\$4,431.10
6" Vertical Curb and Gutter (2' Pan)	609-21020	15	LF	\$34.33	\$514.95
Asphalt Milling / Resurfacing	202-00220	810	SY	\$7.04	\$5,702.40
Street Subtotal					\$22,090.10
<b>Demolition</b>	<b>CDOT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL COST</b>
Remove Curb and Gutter	202-00203	168	LF	\$9.08	\$1,525.44
Remove Asphalt (6" Section)	202-00220	215	SY	\$7.04	\$1,513.60
Demolition Subtotal					\$3,039.04
<b>Osage St. - Phase One Improvements Total</b>					<b>\$31,129.14</b>

**Midtown Filing 11 (W. 67th Pl.)**

**Phase One Improvements**

**Opinion of Probable Cost Estimate**

Date: 02/08/2019

JN: 10015.19

<b>Street Improvements</b>	<b>CDOT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL COST</b>
<b>Concrete</b>					
8' Concrete Crossspan (Pavement)	412-00800	50	SY	\$73.95	\$3,697.50
Directional Handicap Ramp	608-00010	18	SY	\$170.20	\$3,063.60
<b>Paving</b>					
Adjust Valves to Grade	210-04050	4	EA	\$650.00	\$2,600.00
Asphalt (6" section)	411-03355	35.0	TON	\$73.00	\$2,555.00
6" Vertical Curb and Gutter (2' Pan)	609-21020	112	LF	\$34.33	\$3,844.96
Asphalt Milling / Resurfacing	202-00220	545	SY	\$7.04	\$3,836.80
Street Subtotal					\$19,597.86
<b>Demolition</b>	<b>CDOT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL COST</b>
Remove Curb and Gutter	202-00037	112	LF	\$9.08	\$1,016.96
Remove Asphalt (6" Section)	202-00220	106	SY	\$7.04	\$746.24
Demolition Subtotal					\$1,763.20
<b>W. 67th Pl. - Phase One Improvements Total</b>					<b>\$21,361.06</b>

**Midtown Filing 11 (Navajo St.)**  
**Phase One Improvements**  
**Opinion of Probable Cost Estimate**  
Date: 02/08/2019  
JN: 10015.19

Street Improvements	CDOT	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b>Paving</b>					
Asphalt (6" section)	411-03355	13.4	TON	\$73.00	\$978.20
6" Vertical Curb and Gutter (2' Pan)	609-21020	15	LF	\$34.33	\$514.95
Asphalt Milling / Resurfacing	202-00220	325	SY	\$7.04	\$2,288.00
Street Subtotal					\$3,781.15
<b>Demolition</b>					
Remove Curb and Gutter	202-00037	15	LF	\$9.08	\$136.20
Remove Asphalt (6" Section)	202-00220	40	SY	\$7.04	\$281.60
Demolition Subtotal					\$417.80
Navajo St. - Phase One Improvements Total					\$4,198.95

**Midtown Filing 11 (W. 67th Ave.)**  
**Phase One Improvements**  
**Opinion of Probable Cost Estimate**  
Date: 02/08/2019  
JN: 10015.19

Street Improvements	CDOT	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b>Concrete</b>					
6" Vertical Curb and Gutter (2' Pan)	609-21020	30	LF	\$34.33	\$1,029.90
5' Concrete Walk (6" Thick)	608-00006	25	SY	\$57.68	\$1,442.00
<b>Paving</b>					
Asphalt Milling / Resurfacing	202-00220	450	SY	\$7.04	\$3,168.00
Asphalt (6" section)	411-03355	13.2	TON	\$73.00	\$963.60
Street Subtotal					\$6,603.50
<b>Demolition</b>					
Remove Curb and Gutter	202-00037	30	LF	\$9.08	\$272.40
Remove Asphalt (6" Section)	202-00220	40	SY	\$7.04	\$281.60
Remove Concrete Walk (6" Thick)	202-00200	25	SY	\$34.63	\$865.75
Demolition Subtotal					\$1,419.75
W. 68th Ave. - Phase One Improvements Total					\$8,023.25



Midtown Filing 11 (W. 68th Ave.)

Phase One Improvements  
Opinion of Probable Cost Estimate  
Date: 02/08/2019  
JN: 10015.19

Storm Sewer	CDOT	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
5' Dia. Manhole	604-30005	1	EA	\$5,848.33	\$5,848.33
Connect to Existing	0	2	EA	\$3,000.00	\$6,000.00
Storm Sewer Subtotal					\$11,848.33
Street Improvements	CDOT	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Concrete					
Adjust Manhole to Grade	210-04010	1	EA	\$1,439.28	\$1,439.28
Asphalt (9" Section)	411-03355	92.5	TON	\$73.00	\$6,752.50
6" Vertical Curb and Gutter (2' Pan)	609-21020	54	LF	\$34.33	\$1,853.82
5' Concrete Walk (6" Thick)	608-00006	30	SY	\$57.68	\$1,730.40
Paving					
Asphalt Milling / Resurfacing	202-00220	875	SY	\$7.04	\$6,160.00
Street Subtotal					\$17,936.00
Demolition	CDOT	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Remove Curb and Gutter	202-00037	54	LF	\$9.08	\$490.32
Remove Asphalt (6" Section)	202-00220	187	SY	\$7.04	\$1,316.48
Remove Concrete Walk (6" Thick)	202-00200	30	SY	\$34.63	\$1,038.90
Demolition Subtotal					\$2,845.70
W. 68th Ave. - Phase One Improvements Total					\$32,630.03

Midtown Filing 11 (Summary)

Phase One Improvements  
Opinion of Probable Cost Estimate  
Date: 02/08/2019  
JN: 10015.19

Storm Sewer	CDOT	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
5' Dia. Manhole	604-30005	1	EA	\$5,848.33	\$5,848.33
Connect to Existing	0	4	EA	\$3,000.00	\$12,000.00
Storm Sewer Subtotal					\$17,848.33
Street Improvements		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Concrete					
6" Vertical Curb and Gutter (2' Pan)	609-21020	226	LF	\$34.33	\$7,758.58
8' Concrete Crossspan (Pavement)	412-00800	125	SY	\$73.95	\$9,243.75
5' Concrete Walk (6" Thick)	608-00006	55	SY	\$57.68	\$3,172.40
Directional Handicap Ramp	608-00010	45	SY	\$170.20	\$7,659.00
Paving					
Asphalt (9" Section)	411-03355	92.5	TON	\$73.00	\$6,752.50
Asphalt (6" section)	411-03355	122.3	TON	\$73.00	\$8,927.90
Adjust Manhole to Grade	210-04010	1	EA	\$1,439.28	\$1,439.28
Adjust Valves to Grade	210-04050	6	EA	\$650.00	\$3,900.00
Asphalt Milling / Resurfacing	202-00220	3,005	SY	\$7.04	\$21,155.20
Street Subtotal					\$70,008.61
Demolition	CDOT	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Remove Curb and Gutter	202-00037	379	LF	\$9.08	\$3,441.32
Remove Asphalt (6" Section)	202-00220	588	SY	\$7.04	\$4,139.52
Remove Concrete Walk (6" Thick)	202-00200	55	SY	\$34.63	\$1,904.65
Demolition Subtotal					\$9,485.49
Summary - Phase One Improvements Subtotal					\$97,342.43
Additional 20% Administration					\$19,468.49
5% Inflation per Year					\$5,840.55
5% Inflation per Year Two					\$6,132.57
Phase One Improvements Total					\$128,784.03

Midtown Filing 11 (W. 67th Pl.)

Phase Two Improvements  
Opinion of Probable Cost Estimate  
Date: 02/08/2019  
JN: 10015.19

Street Improvements	CDOT	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Concrete					
Subgrade Prep - Concrete Walk	306-01000	121	SY	\$3.66	\$441.23
5' Concrete Walk (6" Thick)	608-00006	121	SY	\$57.68	\$6,953.64
Street Subtotal					\$7,394.88

Midtown Filing 11 (Osage St.)

Phase Two Improvements  
Opinion of Probable Cost Estimate  
Date: 02/08/2019  
JN: 10015.19

Street Improvements	CDOT	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Concrete					
Subgrade Prep - Concrete Walk	306-01000	178	SY	\$3.66	\$652.70
5' Concrete Walk (6" Thick)	608-00006	178	SY	\$57.68	\$10,286.27
Street Subtotal					\$10,938.97

Midtown Filing 11 (Navajo St.)

Phase Two Improvements  
Opinion of Probable Cost Estimate  
Date: 02/08/2019  
JN: 10015.19

Street Improvements	CDOT	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Concrete					
Subgrade Prep - Concrete Walk	306-01000	125	SY	\$3.66	\$457.50
5' Concrete Walk (6" Thick)	608-00006	125	SY	\$57.68	\$7,210.00
Street Subtotal					\$7,667.50

Midtown Filing 11 (Summary)

Phase Two Improvements  
Opinion of Probable Cost Estimate  
Date: 02/08/2019  
JN: 10015.19

Street Improvements	CDOT	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Concrete					
Subgrade Prep - Concrete Walk	306-01000	424	SY	\$3.66	\$1,551.43
5' Concrete Walk (6" Thick)	608-00006	424	SY	\$57.68	\$24,449.91
Street Subtotal					\$26,001.34
Summary - Phase Two Improvements Subtotal					\$26,001.34
Additional 20% Administration					\$5,200.27
5% Inflation per Year					\$1,560.08
5% Inflation per Year Two					\$1,638.08
Phase Two Improvements Total					\$34,399.78

**Midtown Filing 11 (Summary)**  
**Phase One & Two Improvements**  
**Opinion of Probable Cost Estimate**  
Date: 02/08/2019  
JN: 10015.19

<b>Storm Sewer</b>	<b>CDOT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL COST</b>
Connect to Existing		4	EA	\$3,000.00	\$12,000.00
5' Dia. Manhole	604-30005	1	EA	\$5,848.33	\$5,848.33
Storm Sewer Subtotal					\$17,848.33
<b>Street Improvements</b>	<b>CDOT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL COST</b>
<b>Concrete</b>					
8' Concrete Crosspan (Pavement)	412-00800	125	SY	\$73.95	\$9,243.75
Subgrade Prep - Concrete Walk	306-01000	424	SY	\$3.66	\$1,551.43
5' Concrete Walk (6" Thick)	608-00006	479	SY	\$57.68	\$27,622.31
Directional Handicap Ramp	608-00010	45	SY	\$170.20	\$7,659.00
6" Vertical Curb and Gutter (2' Pan)	609-21020	226	LF	\$34.33	\$7,758.58
<b>Paving</b>					
Asphalt (9" Section)	202-00037	92.5	TON	\$73.00	\$6,752.50
Adjust Manhole to Grade	210-04010	1	EA	\$1,439.28	\$1,439.28
Adjust Valves to Grade	210-04050	6	EA	\$650.00	\$3,900.00
Asphalt (6" section)	411-03355	122.30	TON	\$73.00	\$8,927.90
Asphalt Milling / Resurfacing	202-00220	3,005	SY	\$7.04	\$21,155.20
Street Subtotal					\$96,009.95
<b>Demolition</b>	<b>CDOT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL COST</b>
Remove Curb and Gutter	202-00037	379	LF	\$9.08	\$3,441.32
Remove Asphalt (6" Section)	202-00220	588	SY	\$7.04	\$4,139.52
Remove Concrete Walk (6" Thick)	202-00200	55	SY	\$34.63	\$1,904.65
Demolition Subtotal					\$9,485.49
Summary - Subtotal					\$123,343.77
Additional 20% Administration					\$24,668.75
5% Inflation per Year					\$7,400.63
5% Inflation per Year Two					\$7,770.66
<b>Total</b>					<b>\$163,183.81</b>







