

Development Agreement
(Canyon Creek Filing No. 8)

This Development Agreement (the "Agreement") is made and entered into this ____ day of _____, 2023 (the "Effective Date"), by and between the Town of Erie, a Colorado municipal corporation with an address of P.O. Box 750, Erie, CO 80516 (the "Town"), and Stratus Canyon Creek, LLC, a Colorado limited liability company with an address of 1842 Montane Drive East, Golden, CO 80401 ("Developer") (each a "Party" and collectively the "Parties").

Whereas, Developer is the owner of the real property more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Property");

Whereas, Developer wishes to develop the Property (the "Development"), and has filed an application for approval of a final plat for Canyon Creek Filing No. 8; and

Whereas, the Town and Developer mutually acknowledge and agree that the matters hereinafter set forth are reasonable conditions and requirements to be imposed by the Town in connection with its approval of the Development, and that such matters are necessary to protect, promote and enhance the public health, safety and welfare of the Town.

Now, therefore, in consideration of the promises and the mutual covenants herein contained, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms, conditions and fees to be paid by Developer in connection with the improvements for the Development. All conditions in this Agreement are in addition to any requirements of the Erie Municipal Code (the "Code"), state law and other Town ordinances, and are not intended to supersede any requirements contained therein.

2. District.

a. The Parties acknowledge that Developer has formed the Lafferty Canyon Metropolitan District (the "District") for the purpose of providing facilities and services for the Development, either independently or as Developer's designee under this Agreement. Notwithstanding anything contained in this Agreement to the contrary, any obligation of Developer under this Agreement may be performed by the District, provided that the District will be bound by this Agreement for any obligations that it undertakes on behalf of Developer.

b. Pursuant to the Town's Special District Policy, Developer agrees to the following additional conditions for the Development:

- i. Developer shall cause the oil and gas wells known as Canyon Creek 33-13 and Canyon Creek 43-13, located within Tract P of the Development, to be plugged and abandoned, in compliance with all applicable law. Developer shall cause the plugged and abandoned wells to be monitored for a minimum of 5 years following completion of the plugging and abandonment.
- ii. Developer shall require that all new homes constructed in the Development have solar panels installed per Town policy meeting 50% of energy needs and pre-wire installed in the garage of all new homes for electric vehicle charging stations.
- iii. Developer shall require that all new homes constructed in the Development have installed 1.5 gpm shower heads, dual flush toilets, lead detection systems and high efficiency irrigation nozzles.
- iv. Developer shall preserve the trees located in the southeast portion of the Development as set forth in the Plans (defined below).
- v. Tract P of the Development shall be reserved for townhome residential units, equal to at least 20% of the residential units within the combined developments of Canyon Creek 7, Canyon Creek 8, and Lafferty Canyon.

3. Construction of Improvements.

a. *General.* Developer shall, at its own expense, design, construct and install all public improvements necessary for the Development, including without limitation streets, alleys, curbs, gutters, sidewalks, landscaping, irrigation, fencing, street lights, water, waste water, storm sewer and drainage facilities, and trails and park improvements (collectively the "Improvements"). A list of the required Improvements is set forth in **Exhibit B**, attached hereto and incorporated herein by this reference. Omission of any necessary Improvement from **Exhibit B** does not relieve Developer from responsibility for furnishing, installing or constructing such Improvement. The Improvements include two categories: General Improvements and Landscaping Improvements, as listed in **Exhibit B**.

b. *Construction Standards.* Developer shall construct the Improvements in accordance with plans approved by the Town (the "Plans"), as well as the Town's Standards and Specifications for Design and Construction of Public Improvements (the "Standards"). Developer shall furnish, at its expense, all necessary engineering and consulting services relating to the design and construction of the Improvements. These services shall be performed by or under the supervision of a professional engineer licensed by the State of Colorado.

c. *Public Improvement Permit.* Before the construction of any Improvements, Developer shall obtain a Public Improvement Permit ("PIP") from the Town as provided in the Code. If the application is complete and complies with the approved plans and the

Standards, the Town will issue the PIP. Developer shall reimburse the Town for any expenses incurred by the Town for consultant review of the application or associated documents. Unless otherwise approved by Town, overlot grading shall not be initiated until the Town approves drainage improvement plans by the issuance of the PIP.

d. *Testing and Inspection.* Developer shall employ, at its own expense, a licensed testing company to perform all testing of materials or construction reasonably required by the Town. Developer shall furnish copies of test results to the Town on a timely basis. At all times during construction, the Town shall have access to inspect materials and work, and all materials and work not conforming to the Plans or Standards shall be repaired or removed and replaced at Developer's expense.

e. *Rights-of-way and Easements.* Prior to construction of any Improvements that require additional rights-of-way or easements, Developer shall acquire at its own expense all such rights-of-way and easements. Any easements or rights-of-way conveyed to the Town shall be free and clear of liens, taxes and encumbrances and shall be conveyed on documents in a form acceptable to the Town.

f. *Permits.* Developer shall, at its own cost, obtain the following permits, as applicable:

- i. Any permits required by the United States Corps of Engineers;
- ii. Colorado Department of Health and Environment General Permit for Stormwater Discharges Associated with Construction Activity.
- iii. Grading, stormwater quality and right-of-way permits.
- iv. Air Quality Permit.
- v. RTD Road Crossing Permit, prior to issuance of a PIP.

g. *As-Built Drawings.* Upon completion of construction of the Improvements, Developer shall provide the Town with complete "as-built" drawings in the form required by the Standards.

h. *Applicable Law.* Developer shall at all times comply with all applicable law, including without limitation all current and future federal, state and local statutes, regulations, ordinances and rules relating to: the emission, discharge, release or threatened release of a Hazardous Material into the air, surface water, groundwater or land; the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a Hazardous Material; and the protection of human health, safety or the indoor or outdoor environmental, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, *et seq.* ("CERCLA"); the Hazardous Materials

Transportation Act, 49 U.S.C. § 1801, *et seq.*; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq.* ("RCRA"); the Toxic Substances Control Act, 15 U.S.C. § 2601, *et seq.*; the Clean Water Act, 33 U.S.C. § 1251, *et seq.*; the Clean Air Act, 42 U.S.C. § 7401, *et seq.*; the Occupational Safety and Health Act, 29 U.S.C. § 651, *et seq.*; all applicable environmental statutes of the State of Colorado; and all other federal, state or local statutes, laws, ordinances, resolutions, codes, rules, regulations, orders or decrees regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect.

4. Acceptance of Improvements and Warranty.

a. *Initial Acceptance.* No later than 10 days after Improvements are substantially complete, Developer shall request an inspection by the Town. If Developer does not request this inspection, the Town may conduct the inspection without Developer's approval. All Improvements for Phase 1 shall receive Initial Acceptance on or before 365 days following the issuance of the PIP. All Improvements for each subsequent Phase shall receive Initial Acceptance on or before 730 days following the issuance of the Phase 1 PIP.

i. If the Improvements are satisfactory, the Town shall grant Initial Acceptance.

ii. If the Improvements are not satisfactory, the Town shall provide written notice to Developer of the repairs, replacements, construction or other work required to receive Initial Acceptance. Developer shall complete all needed repairs, replacements, construction or other work within 30 days of said notice. After Developer completes the repairs, replacements, construction or other work required, Developer shall request of the Town a re-inspection of such work to determine if Initial Acceptance can be granted, and the Town shall provide written notice to Developer of the acceptability or unacceptability of such work prior to proceeding to complete any such work at Developer's expense. If Developer does not complete the repairs, replacements, or other work required within 30 days, Developer shall be in breach of this Agreement. The costs of re-inspection shall be borne by Developer.

b. *Final Acceptance.* At least 30 days before 2 years has elapsed from the issuance of Initial Acceptance, or as soon thereafter as weather permits, Developer shall request an inspection by the Town. If Developer does not request this inspection, the Town may conduct the inspection without Developer's approval.

i. If the Improvements are satisfactory, the Town shall grant Final Acceptance.

ii. If the Improvements are not satisfactory, the Town shall provide written notice to Developer of the repairs, replacements, construction or other work required to receive Final Acceptance. After Developer completes the repairs, replacements, construction or other work required, Developer shall request of the Town a re-inspection of such work to determine if Final Acceptance can be granted, and the Town shall provide written notice to Developer of the acceptability or unacceptability of such work prior to proceeding to complete any such work at Developer's expense. If Developer does not complete the repairs, replacements, or other work required within 30 days, Developer shall be in breach of this Agreement.

c. *Warranty.* For all Improvements to be dedicated to the Town, Developer shall provide the Town with a 2-year warranty, commencing on the date of Initial Acceptance (the "Warranty Period"). Specifically, but not by way of limitation, Developer shall warrant that: the title is marketable and its transfer rightful; the Improvements are free from any security interest or other lien or encumbrance; and the Improvements are free of defects in materials or workmanship. During the Warranty Period, Developer shall, at its own expense, take all actions necessary to maintain the Improvements and make all necessary repairs or replacements.

5. Maintenance.

a. *Improvements.* Unless dedicated to and accepted in writing by the Town for maintenance, all Improvements shall be maintained by Developer. Acceptance by the Town of ownership of any Improvement does not constitute acceptance by the Town of maintenance for such Improvement. If Developer wishes to transfer maintenance obligations to the District or any other entity, including an owners' association, Developer shall obtain prior written approval from the Town.

b. *Vacant Lots/Tracts.* Developer shall be responsible for maintenance, including without limitation weed control and debris removal, on all vacant lots/tracts until such time as such lots/tracts are developed.

6. Improvement Guarantee.

a. *Amount and Form.* To secure the construction and installation of the Improvements, Developer shall provide a letter of credit or cash in an amount equal to 115% of the total costs listed in **Exhibit B** (the "Improvement Guarantee"), in a form approved by the Town. The Improvement Guarantee may be split into two, one for the Landscape Improvements (the "Landscape Improvement Guarantee"), and one for the General Improvements (the "General Improvement Guarantee").

b. *Timing.* Developer shall not commence construction on any Phase, including without limitation staking, earth work, overlot grading or the erection of any structure, temporary or otherwise, until the Town has received and approved both the

Landscape Improvement Guarantee and the General Improvement Guarantee for that Phase.

c. *Draw.* If the Improvements are not constructed or completed within the periods of time specified herein, the Town may draw on the associated Improvement Guarantee to complete the Improvements. If the Improvement Guarantee is to expire within 14 days and Developer has not yet provided a satisfactory replacement, or completed the Improvements, the Town may draw on the Improvement Guarantee and either hold such funds as security for performance of this Agreement or spend such funds to finish the Improvements or correct problems with the Improvements as the Town deems appropriate. If the Town has drawn on the Improvement Guarantee, and a satisfactory replacement guarantee is provided or the Improvements have been completed, then the Town will release any funds received as a result of its draw within a reasonable period of time, or within 10 days of a request by Developer.

d. *Reduction.* Upon Initial Acceptance of all of the General Improvements for a particular Phase, the General Improvement Guarantee shall be reduced to the amount of 25% of the total actual cost of construction and installation of such Improvements. The reduced General Improvement Guarantee shall be held by the Town during the Warranty Period. Upon Initial Acceptance of all of the Landscape Improvements for a particular Phase, the Landscaping Improvement Guarantee for that Phase shall be reduced to the amount of 25% of the total actual cost of such Improvements.

7. Reimbursement. Within 7 days of the Effective Date, Developer shall reimburse the Town for a proportional cost of improvements previously constructed by the Town that benefit the Property. The amounts shall be as follows:

- i. For connection to the North Water Reclamation Facility Interceptor Line, \$410 per Lot, totaling \$36,080.
- ii. For connection to the West Side Interceptor Line, \$350 per Lot, totaling \$30,800.

8. Fees and Dedications.

a. *Open Space and Park Land Dedication.* All open space dedication and park land dedications required for the Development have been satisfied.

b. *School Site.* Pursuant to requirements from the St. Vrain Valley School District No. 2, Developer shall pay \$997 per lot.

c. *Transportation.* In connection with Canyon Creek Filing No. 7, Developer has paid \$45,000 to the Town to use for necessary transportation safety improvements within the Development and Canyon Creek Filing No. 7, which satisfies Developer's obligations.

d. Affordable Housing. Prior to the issuance of any certificate of occupancy for the Development, Developer shall pay to the Town \$225,000 for the Town's affordable housing program. These funds shall first be applied to providing affordable housing within the Development, but if the Town determines that the funds are not usable within the Development, then the Town may use the funds for other affordable housing projects within the Town at the Town's sole discretion.

9. Phasing. The Development shall be constructed in phases in accordance with **Exhibit C**, attached hereto and incorporated herein by this reference. Prior to the issuance of any building permits for each Phase, all of the following Improvements shall be installed and shall have received preliminary approval from the Town for that Phase, which requires a finding by the Town Engineer that such Improvements are safe to be used during construction: streets; street signage; water; wastewater; drainage facilities; and streetlights, provided that such streetlights may be temporary at the time of issuance of building permits for that Phase, but must be permanent prior to issuance of any certificates of occupancy for that Phase.

10. Indemnification. Developer hereby agrees to indemnify and hold harmless the Town, its officers, employees, agents or servants from any and all suits, actions and claims of every nature and description caused by, arising from or on account of any act or omission of Developer, or of any other person or entity for whose act or omission Developer is liable, with respect to construction of the Improvements (the "Claims"); and Developer shall pay any and all judgments rendered against the Town as the result of any suit, action or claim, together with all reasonable expenses and attorney fees incurred by the Town in defending any such suit, action or claim arising out of or related to Claims. In addition, Developer shall pay all property taxes on property underlying the Public Improvements to be dedicated to the Town before acceptance by the Town, and shall indemnify and hold harmless the Town for any such property tax liability.

11. Developer's Representations and Warranties. Developer hereby represents and warrants to the Town that all of the following are true and correct as of the date of signature and the Effective Date: this Agreement has been duly authorized and executed by Developer as the legal, valid and binding obligation of Developer, and is enforceable as to Developer in accordance with its terms; the person executing this Agreement on behalf of Developer is duly authorized and empowered to execute and deliver this Agreement on behalf of Developer; to the best of Developer's knowledge, there is no pending or threatened litigation, administrative proceeding or other proceeding pending or threatened against Developer which, if decided or determined adversely, would have a material adverse effect on the ability of Developer to undertake its obligations under this Agreement nor, to the best of Developer's knowledge, is there any fact or condition of the Property known to Developer that may have a material adverse effect on Developer's ability to Develop the Property as contemplated; and neither the execution of this Agreement nor the consummation of the transaction contemplated by this

Agreement will constitute a breach under any contract, agreement or obligation to which Developer is a party or by which Developer is bound or affected.

12. Vested Rights. The Final Plat constitutes a site specific development plan as defined in C.R.S. § 24-68-101, *et seq.*, and Chapter 3 of Title 9 of the Erie Municipal Code, and shall create vested property rights for 3 years from the date of approval of the Final Plat, provided that all required procedures are followed. The Final Plat shall include the language required by C.R.S. § 24-68-102(4)(a). Developer shall be responsible for publication of the notice required by C.R.S. § 24-68-103(c).

13. Breach.

a. *Remedies*. If Developer breaches this Agreement, the Town may take such action as permitted or authorized by law, this Agreement or the ordinances of the Town, as the Town deems necessary to protect the public health, safety and welfare. The Town's remedies include without limitation:

- i. The refusal to issue any building permit or certificate of occupancy;
- ii. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;
- iii. A demand that the Improvement Guarantee be paid or honored; or
- iv. Any other remedy available at law or in equity.

b. *Notice*. Unless necessary to protect the immediate health, safety and welfare of the Town, or to protect the interest of the Town with regard to the Improvement Guarantee, the Town shall provide Developer 30 days' written notice of its intent to take any action under this Section, during which Developer may cure the breach.

c. *Nature of Remedies*. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

14. Miscellaneous.

a. *Assignment*. This Agreement shall not be assigned by Developer in whole or in part without the prior written authorization of the Town.

b. *Governing Law and Venue*. The laws of the State of Colorado shall govern this Agreement, and the exclusive venue for any legal proceeding arising out of this Agreement shall be in Boulder County, Colorado.

c. *No Third-Party Beneficiaries.* There are no intended third-party beneficiaries to this Agreement.

d. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

e. *Governmental Immunity.* Nothing herein shall be construed as a waiver of any protections or immunities the Town or its employees, officials or attorneys may have under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended.

f. *No Joint Venture.* Notwithstanding any provision hereof, the Town shall never be a joint venture in any private entity or activity which participates in this Agreement, and the Town shall never be liable or responsible for any debt or obligation of any participant in this Agreement.

g. *Notice.* Notices under this Agreement shall be sufficiently given if sent by regular U.S. mail, postage prepaid, to the address on the first page of this Agreement.

h. *Integration.* This Agreement, together with all exhibits attached hereto, constitutes the entire understanding and agreement of the Parties, integrates all the terms and conditions mentioned herein, and supersedes all negotiations or previous arrangements between the Parties with respect to the subject matter hereof.

i. *Recordation.* This Agreement shall be recorded in the real estate records of the Boulder County Clerk and Recorder, and shall be a covenant running with the Property.

j. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

k. *Force Majeure.* No Party shall be in breach of this Agreement if such Party's failure to perform any of the duties under this Agreement is due to Force Majeure, which shall be defined as the inability to undertake or perform any of the duties under this Agreement due to acts of God, floods, storms, fires, sabotage, terrorist attack, strikes, riots, war, labor disputes, forces of nature, the authority and orders of government or pandemics.

In Witness Whereof, the Parties have executed this Agreement as of the Effective Date.

Town of Erie, Colorado

Justin Brooks, Mayor

Attest:

Debbie Stamp, Town Clerk


Developer

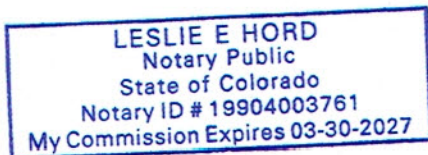
By: 

State of Colorado)
County of Jefferson) ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 30th day of October, 2023, by Richard Dean as the Manager of Stratus Canyon Creek, LLC.

My commission expires:
(Seal)


Notary Public



Exhibits List

Exhibit A – Legal Description

Exhibit B – Improvements

Exhibit C – Phasing Plan

Exhibit A
Legal Description

EXHIBIT A

OUTLOT A, CANYON CREEK FILING NO. 7
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

CONTAINING AN AREA OF 1,382,193 SQUARE FEET (31.731 ACRES), MORE OR LESS

Exhibit B Improvements

EXHIBIT B

CANYON CREEK FILING NO. 8 - PHASE 1						
Project Name	CANYON CREEK FILING NO. 8					
Project Number	130:00128					
Date Submitted	1/21/2022					
Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Earthwork (for roads, utility alignments and drainage improvements only)						
	1	Mobilization	1	LS	\$ -	\$ -
	2	Strip Topsoil & Stockpile (6")	11,791	CY	\$ -	\$ -
	3	Excavation (Cut) (District Portion Only)	8,524	CY	\$ -	\$ -
	4	Excavation (fill) (District Portion Only)	36,914	CY	\$ -	\$ -
	5	Replace Strippings	9,432	CY	\$ -	\$ -
	6	Import Fill	28,390	CY	\$ -	\$ -
					Subtotal	\$ -
Erosion Control						
	1	Mobilization	1	LS	\$ -	\$ -
	2	Construction Markers	2,200	LF	\$ 1.00	\$ 2,200.00
	3	Stabalized Staging Area	1	SY	\$ 4,500.00	\$ 4,500.00
	4	Inlet Protection	6	EA	\$ 45.00	\$ 270.00
	5	Vehicle Tracking Control Pad	1	EA	\$ 2,500.00	\$ 2,500.00
	6	Silt Fence	2,200	LF	\$ 1.25	\$ 2,750.00
	7	Seeding and Mulching	25	AC	\$ 800.00	\$ 20,000.00
	8	Check Dam	6	EA	\$ 55.00	\$ 330.00
	9	Surface Roughening	12	AC	\$ 200.00	\$ 2,400.00
	10	Curb Socks	32	EA	\$ 38.00	\$ 1,216.00
	11	Temporary "Sediment Basin"	3	EA	\$ 3,875.00	\$ 11,625.00
	12	Diversion Ditch	1,200	LF	\$ 24.00	\$ 28,800.00
	13	Temporary Outlet Protection	6	EA	\$ 1,100.00	\$ 6,600.00
	14	Concrete Washout Area	1	EA	\$ 2,890.00	\$ 2,890.00
	15	Wheel Wash	1	EA	\$ 1,800.00	\$ 1,800.00
	16	Slope Protection	1	AC	\$ 6,500.00	\$ 6,500.00
	17	Rough Cut Street Control	3	Ac	\$ 450.00	\$ 1,350.00
	18	Temporary "Sediment Basin" Clean up	3	EA	\$ 500.00	\$ 1,500.00
	19	Diversion Ditch Clean up	1,200	LF	\$ 40.00	\$ 48,000.00
					Subtotal	\$ 145,231.00
Sanitary Sewer						
	1	Mobilization	1	EA	\$ -	\$ -
	2	8" PVC	170	LF	\$ 42.00	\$ 7,140.00
	3	Connect to Existing	2	EA	\$ 3,500.00	\$ 7,000.00
	4	4" Sanitary Sewer Services	34	EA	\$ 1,250.00	\$ 42,500.00
	5	Jet and Clean	170	LF	\$ 2.00	\$ 340.00
	6	Testing	170	LF	\$ 2.00	\$ 340.00
	7	4X4 Marking Post	34	EA	\$ 30.00	\$ 1,020.00
	8	Dewatering	1	LS	\$ 8,000.00	\$ 8,000.00
					Subtotal	\$ 66,340.00
Watermain and Services						
	1	Mobilization	1	EA	\$ -	\$ -
	2	Connect to Existing	2	EA	\$ 4,350.00	\$ 8,700.00
	3	8" Water Main - PVC	1,491	LF	\$ 30.00	\$ 44,730.00
	4	8" Water Lowering	4	EA	\$ 3,850.00	\$ 15,400.00
	5	8" Gate Valve	8	EA	\$ 4,450.00	\$ 35,600.00
	6	8" Bend	1	EA	\$ 570.00	\$ 570.00
	7	8" Cross	2	EA	\$ 1,250.00	\$ 2,500.00
	8	MJ Restraint (Dead Line)	83	LF	\$ 24.00	\$ 1,992.00
	9	Plug w/ Blow Off & G.V.	3	EA	\$ 1,250.00	\$ 3,750.00
	10	Fire Hydrant Assembly (Tee and Gate Vale)	3	EA	\$ 5,200.00	\$ 15,600.00
	11	Testing	1,491	LF	\$ 1.25	\$ 1,863.75
	12	3/4" Services (w/ meter pit)	34	EA	\$ 1,500.00	\$ 51,000.00
	13	Valve Adjustments	8	EA	\$ 125.00	\$ 1,000.00
					Subtotal	\$ 182,705.75
Storm Sewer						
	1	Mobilization	1	EA	\$ -	\$ -
	2	36" RCP	238	LF	\$ 108.00	\$ 25,704.00
	3	23" x 14" HERCP	107	LF	\$ 142.00	\$ 15,194.00
	4	30" x 19" HERCP	278	LF	\$ 160.00	\$ 44,480.00
	5	36" FES	1	EA	\$ 3,600.00	\$ 3,600.00
	6	5' MH	2	EA	\$ 4,950.00	\$ 9,900.00
	7	6' MH	1	EA	\$ 5,180.00	\$ 5,180.00
	8	5' Type R Inlet	1	EA	\$ 5,700.00	\$ 5,700.00
					Subtotal	\$ 109,758.00

CANYON CREEK FILING NO. 8 - PHASE 1						
Project Name	CANYON CREEK FILING NO. 8					
Project Number	130:00128					
Date Submitted	1/21/2022					
Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Concrete - Flatwork						
	1	Mobilization	1	EA	\$ -	\$ -
	2	Subgrade Prep (Sidewalk and Curb & Gutter)	1,430	SY	\$ 1.60	\$ 2,288.48
	3	6" Vertical Curb and Gutter (w/ detached walk)	794	LF	\$ 49.00	\$ 38,906.00
	4	6" Vertical Curb and Gutter (w/o any walks)	1,673	LF	\$ 24.80	\$ 41,490.40
	5	HCR	10	EA	\$ 2,100.00	\$ 21,000.00
	6	Crossspan / Transitions	3	EA	\$ 4,875.00	\$ 14,625.00
					Subtotal	\$ 118,309.88
Paving						
	1	Mobilization	1	LS	\$ -	\$ -
	2	Traffic Control	1	LS	\$ -	\$ -
	3	Subgrade Prep - Standard road grade prep	3,679	SY	\$ 1.45	\$ 5,334.85
	4	Asphalt Paving-Local streets (5" Asphalt / 7" Roadbase)	3,679	SY	\$ 45.75	\$ 168,314.25
	5	Street Washing (Cleaning)	1	LS	\$ 2,500.00	\$ 2,500.00
					Subtotal	\$ 176,149.10
Street Improvements - Signage and Striping						
	1	Mobilization	1	EA	\$ -	\$ -
	2	Street Lights	8	EA	\$ 3,200.00	\$ 25,600.00
	3	Striping	300	LF	\$ 24.00	\$ 7,200.00
	4	Street Signs	16	EA	\$ 850.00	\$ 13,600.00
	5	Fire Lane Signs	8	EA	\$ 850.00	\$ 6,800.00
	6	Sleeving - Street Crossings 4"	2,400	LF	\$ 14.50	\$ 34,800.00
					Subtotal	\$ 88,000.00
Landscaping - Street R.O.W Landscape						
	1	Sod w/ soil prep & amendments	5,717	SF	\$ 1.00	\$ 5,717.00
	2	Irrigation	5,717	SF	\$ 1.00	\$ 5,717.00
	3	Shade trees - 2.5" Cal B&B	12	EA	\$ 500.00	\$ 6,000.00
	4	Ornamental trees - 1.5" Cal B&B	9	EA	\$ 500.00	\$ 4,500.00
					Subtotal	\$ 21,934.00
Landscaping - Tract Landscape						
	1	Sod w/ soil prep & amendments	7,673	SF	\$ 1.00	\$ 7,673.00
	2	Shrub bed (incl. soil prep, amendments, fabric and mulch)	24,117	SF	\$ 1.30	\$ 31,352.10
	3	Native seed with soil prep & amendments	9,193	SF	\$ 0.25	\$ 2,298.25
	4	Irrigation	40,983	SF	\$ 1.00	\$ 40,983.00
	6	Landscape Edger, roltop only	799	LF	\$ 5.00	\$ 3,995.00
	5	Ornamental trees - 1.5" Cal B&B	16	EA	\$ 500.00	\$ 8,000.00
	7	Evergreen Trees - Avg 6 ft.	16	EA	\$ 500.00	\$ 8,000.00
	8	Shrubs - 5 gallon	783	EA	\$ 35.00	\$ 27,405.00
	9	Ornamental Grasses - 1 gallon	209	EA	\$ 15.00	\$ 3,135.00
					Subtotal	\$ 132,841.35
Trails - Access Paths						
	1	Crusher Fine Recreation Trail - Maintenance Trail (6" CL5 CDOT Roadbase)	1,100	SY	\$ 24.00	\$ 26,400.00
	2	Gravel Pond Access Drive	800	SY	\$ 24.00	\$ 19,200.00
	3	Neighborhood trails/walks	3,000	SY	\$ 38.75	\$ 116,250.00
					Subtotal	\$ 161,850.00
Removal						
	1	Remove Concrete 6" Vertical C&G	25	LF	\$ 215.00	\$ 5,375.00
	2	Sawcut Asphalt	200	LF	\$ 3,500.00	\$ 700,000.00
	3	Mill Asphalt	120	SY	\$ 21.50	\$ 2,580.00
	4	Demo Asphalt	0	SY	\$ 24.00	\$ -
					Subtotal	\$ 707,955.00
Clean & Maintain						
	1	Misc Site Clean Up	1	LS	\$ 10,000.00	\$ 10,000.00
					Subtotal	\$ 10,000.00
					FILING NO.8	\$ 1,921,074.08

CANYON CREEK FILING NO. 8 - PHASE 2						
Project Name	CANYON CREEK FILING NO. 8					
Project Number	130:00128					
Date Submitted	1/21/2022					
Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Earthwork (for roads, utility alignments and drainage improvements only)						
	1	Mobilization	1	LS	\$ -	\$ -
	2	Strip Topsoil & Stockpile (6")	11,791	CY	\$ -	\$ -
	3	Excavation (Cut) (District Portion Only)	8,524	CY	\$ -	\$ -
	4	Excavation (fill) (District Portion Only)	36,914	CY	\$ -	\$ -
	5	Replace Strippings	9,432	CY	\$ -	\$ -
	6	Import Fill	28,390	CY	\$ -	\$ -
					Subtotal	\$ -
Erosion Control						
	1	Mobilization	1	LS	\$ -	\$ -
	2	Construction Markers	2,200	LF	\$ 1.00	\$ 2,200.00
	3	Stabalized Staging Area	1	SY	\$ 4,500.00	\$ 4,500.00
	4	Inlet Protection	6	EA	\$ 45.00	\$ 270.00
	5	Vehicle Tracking Control Pad	1	EA	\$ 2,500.00	\$ 2,500.00
	6	Silt Fence	2,200	LF	\$ 1.25	\$ 2,750.00
	7	Seeding and Mulching	25	AC	\$ 800.00	\$ 20,000.00
	8	Check Dam	6	EA	\$ 55.00	\$ 330.00
	9	Surface Roughening	12	AC	\$ 200.00	\$ 2,400.00
	10	Curb Socks	32	EA	\$ 38.00	\$ 1,216.00
	11	Temporary "Sediment Basin"	3	EA	\$ 3,875.00	\$ 11,625.00
	12	Diversion Ditch	1,200	LF	\$ 24.00	\$ 28,800.00
	13	Temporary Outlet Protection	6	EA	\$ 1,100.00	\$ 6,600.00
	14	Concrete Washout Area	1	EA	\$ 2,890.00	\$ 2,890.00
	15	Wheel Wash	1	EA	\$ 1,800.00	\$ 1,800.00
	16	Slope Protection	1	AC	\$ 6,500.00	\$ 6,500.00
	17	Rough Cut Street Control	3	Ac	\$ 450.00	\$ 1,350.00
	18	Temporary "Sediment Basin" Clean up	3	EA	\$ 500.00	\$ 1,500.00
	19	Diversion Ditch Clean up	1,200	LF	\$ 40.00	\$ 48,000.00
					Subtotal	\$ 145,231.00
Sanitary Sewer						
	1	Mobilization	1	EA	\$ -	\$ -
	2	8" PVC	1,078	LF	\$ 42.00	\$ 45,276.00
	3	4' MH	6	EA	\$ 4,275.00	\$ 25,650.00
	4	Connect to Existing	1	EA	\$ 3,500.00	\$ 3,500.00
	5	4" Sanitary Sewer Services	38	EA	\$ 1,250.00	\$ 47,500.00
	6	Jet and Clean	1,078	LF	\$ 2.00	\$ 2,156.00
	7	Testing	1,078	LF	\$ 2.00	\$ 2,156.00
	8	4X4 Marking Post	38	EA	\$ 30.00	\$ 1,140.00
	9	Dewatering	1	LS	\$ 8,000.00	\$ 8,000.00
					Subtotal	\$ 135,378.00

CANYON CREEK FILING NO. 8 - PHASE 2						
Project Name	CANYON CREEK FILING NO. 8					
Project Number	130:00128					
Date Submitted	1/21/2022					
Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Watermain and Services						
	1	Mobilization	1	EA	\$ -	\$ -
	2	Connect to Existing	3	EA	\$ 4,350.00	\$ 13,050.00
	3	8" Water Main - PVC	2,530	LF	\$ 30.00	\$ 75,900.00
	4	8" Water Lowering	5	EA	\$ 3,850.00	\$ 19,250.00
	5	8" Gate Valve	13	EA	\$ 4,450.00	\$ 57,850.00
	6	8" Bend	9	EA	\$ 570.00	\$ 5,130.00
	7	8"x8" Tee	3	EA	\$ 1,050.00	\$ 3,150.00
	8	8" Cross	1	EA	\$ 1,250.00	\$ 1,250.00
	9	MJ Restraint (Dead Line)	73	LF	\$ 24.00	\$ 1,759.68
	10	Plug w/ Blow Off & G.V.	2	EA	\$ 1,250.00	\$ 2,500.00
	11	Fire Hydrant Assembly (Tee and Gate Vale)	4	EA	\$ 5,200.00	\$ 20,800.00
	12	Testing	2,530	LF	\$ 1.25	\$ 3,162.50
	13	3/4" Services (w/meter pit)	38	EA	\$ 1,500.00	\$ 57,000.00
	14	Valve Adjustments	13	EA	\$ 125.00	\$ 1,625.00
					Subtotal	\$ 262,427.18
Storm Sewer						
	1	Mobilization	1	EA	\$ -	\$ -
	2	30" RCP	111	LF	\$ 87.00	\$ 9,657.00
	3	36" RCP	254	LF	\$ 108.00	\$ 27,432.00
	4	38" x 24" HERCP	39	LF	\$ 142.00	\$ 5,538.00
	5	60" x 38" HERCP	80	LF	\$ -	\$ -
	6	60" x 38" FES	1	EA	\$ 3,600.00	\$ 3,600.00
	7	6' MH	1	EA		
	8	Box Base Manhole	1	EA	\$ 5,180.00	\$ 5,180.00
	9	5' Type R Inlet	1	EA	\$ 7,800.00	\$ 7,800.00
	10	10' Type R Inlet	2	EA		
	11	15' Type R Inlet	1	EA	\$ 5,700.00	\$ 5,700.00
	12	Type D Area Inlet	1	EA		
					Subtotal	\$ 64,907.00
Concrete - Flatwork						
	1	Mobilization	1	EA	\$ -	\$ -
	2	Subgrade Prep (Sidewalk and Curb & Gutter)	2,095	SY	\$ 1.60	\$ 3,352.00
	3	5' Detached Concrete Walk	1,750	SY	\$ 49.00	\$ 85,750.00
	4	Mountable Curb / Gutter	6,722	LF	\$ 24.80	\$ 166,705.60
	5	HCR	26	EA	\$ 2,100.00	\$ 54,600.00
	6	Crossspan / Transitions	5	EA	\$ 4,875.00	\$ 24,375.00
					Subtotal	\$ 334,782.60
Paving						
	1	Mobilization	1	LS	\$ -	\$ -
	2	Traffic Control	1	LS	\$ -	\$ -
	3	Subgrade Prep - Standard road grade prep	4,685	SY	\$ 1.45	\$ 6,792.96
	4	Asphalt Paving-Local streets (5" Asphalt / 7" Roadbase)	4,685	SY	\$ 45.75	\$ 214,338.75
	5	Street Washing (Cleaning)	1	LS	\$ 2,500.00	\$ 2,500.00
					Subtotal	\$ 223,631.71
Street Improvements - Signage and Striping						
	1	Mobilization	1	EA	\$ -	\$ -
	2	Street Lights	8	EA	\$ 3,200.00	\$ 25,600.00
	3	Striping	300	LF	\$ 24.00	\$ 7,200.00
	4	Street Signs	16	EA	\$ 850.00	\$ 13,600.00
	5	Fire Lane Signs	8	EA	\$ 850.00	\$ 6,800.00
	6	Sleeving - Street Crossings 4"	2,400	LF	\$ 14.50	\$ 34,800.00
					Subtotal	\$ 88,000.00

CANYON CREEK FILING NO. 8 - PHASE 2						
Project Name	CANYON CREEK FILING NO. 8					
Project Number	130:00128					
Date Submitted	1/21/2022					
Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Landscaping - Street R.O.W. Landscape						
	1	Sod w/ soil prep & amendments	10,469	SF	\$ 1.00	\$ 10,469.00
	2	Irrigation	10,469	SF	\$ 1.00	\$ 10,469.00
	3	Shade Trees - 2.5" Cal B&B	37	EA	\$ 500.00	\$ 18,500.00
					Subtotal	\$ 39,438.00
Landscaping - Tract Landscape						
	1	Sod w/ soil prep & amendments	11,811	SF	\$ 1.00	\$ 11,811.00
	2	Shrub bed (incl. soil prep, amendments, fabric and mulch)	16,711	SF	\$ 1.30	\$ 21,724.30
	3	Native Seed w/ soil prep & amendments	115,419	SF	\$ 0.25	\$ 28,854.75
	4	Landscape Edger	986	LF	\$ 5.00	\$ 4,930.00
	5	Irrigation (Sod & Shrub beds)	28,522	SF	\$ 1.00	\$ 28,522.00
	6	Native Seed Irrigation	115,419	SF	\$ 1.00	\$ 115,419.00
	7	Deciduous Shade trees - 2.5" Cal B&B	9	EA	\$ 500.00	\$ 4,500.00
	8	Ornamental trees - 1.5" Cal B&B	23	EA	\$ 500.00	\$ 11,500.00
	9	Evergreen trees - Avg. 6ft	33	EA	\$ 500.00	\$ 16,500.00
	10	Shrubs - 5 gallon	476	EA	\$ 35.00	\$ 16,660.00
	11	Ornamental Grasses - 1 gallon	202	SF	\$ 1.00	\$ 202.00
	12	Bike Rack	1	EA	\$ 800.00	\$ 800.00
	13	Bench	6	EA	\$ 1,500.00	\$ 9,000.00
	14	Picnic Table	3	EA	\$ 3,200.00	\$ 9,600.00
	15	Picnic Table (ADA)	1	EA	\$ 3,000.00	\$ 3,000.00
	16	BBQ Grill	2	EA	\$ 500.00	\$ 1,000.00
	17	Trash Receptacle	3	EA	\$ 1,200.00	\$ 3,600.00
	18	Dog Bag Station	1	EA	\$ 500.00	\$ 500.00
	19	Park Signage	1	EA	\$ 1,000.00	\$ 1,000.00
	20	Bocce Court	1	EA	\$ 5,000.00	\$ 5,000.00
	21	24'x24' Shelter	1	EA	\$ 50,000.00	\$ 50,000.00
	22	Playground Thickened Edge	66	LF	\$ 35.00	\$ 2,310.00
	23	Concrete Play Curb (6")	86	LF	\$ 35.00	\$ 3,010.00
	24	EWf (Playground Surfacing 12" depth) & Playground Drainage	1,270	SF	\$ 8.00	\$ 10,160.00
	25	Playground Ramp	1	EA	\$ 1,000.00	\$ 1,000.00
	26	Toddler Swing	1	EA	\$ 3,740.00	\$ 3,740.00
	27	Smart Play Motion with Play Table	1	EA	\$ 50,000.00	\$ 50,000.00
	28	Native Seed w/ soil prep & amendments (offsite spine trail)	49,069	SF	\$ 0.25	\$ 12,267.17
	29	Native Seed Irrigation (offsite spine trail)	49,069	SF	\$ 1.00	\$ 49,068.69
					Subtotal	\$ 475,678.91
Trails - Access Paths						
	1	Crusher Fine Recreation Trail - Maintenance Trail (6" CL5 CDOT Roadbase)	1,100	SY	\$ 24.00	\$ 26,400.00
	2	Gravel Pond Access Drive	800	SY	\$ 24.00	\$ 19,200.00
	3	Neighborhood trails/walks	1,600	SY	\$ 38.75	\$ 62,000.00
	4	Spine Trail	2,000	SY	\$ 39.75	\$ 79,500.00
					Subtotal	\$ 187,100.00
Removal						
	1	Remove Concrete 6" Vertical C&G	25	LF	\$ 215.00	\$ 5,375.00
	2	Sawcut Asphalt	200	LF	\$ 3,500.00	\$ 700,000.00
	3	Mill Asphalt	120	SY	\$ 21.50	\$ 2,580.00
	4	Demo Asphalt	0	SY	\$ 24.00	\$ -
					Subtotal	\$ 707,955.00
Clean & Maintain						
	1	Misc Site Clean Up	1	LS	\$ 10,000.00	\$ 10,000.00
					Subtotal	\$ 10,000.00
					FILING NO.8	\$ 2,674,529.40

By: CWC Consulting Group Inc.

CANYON CREEK FILING NO. 8 - PHASE 3						
Project Name	CANYON CREEK FILING NO. 8					
Project Number	130:00128					
Date Submitted	1/21/2022					
Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Earthwork (for roads, utility alignments and drainage improvements only)						
	1	Mobilization	1	LS	\$ -	\$ -
	2	Strip Topsoil & Stockpile (6")	11,791	CY	\$ -	\$ -
	3	Excavation (Cut) (District Portion Only)	8,524	CY	\$ -	\$ -
	4	Excavation (fill) (District Portion Only)	36,914	CY	\$ -	\$ -
	5	Replace Strippings	9,432	CY	\$ -	\$ -
	6	Import Fill	28,390	CY	\$ -	\$ -
					Subtotal	\$ -
Erosion Control						
	1	Mobilization	1	LS	\$ -	\$ -
	2	Construction Markers	2,200	LF	\$ 1.00	\$ 2,200.00
	3	Stabalized Staging Area	1	SY	\$ 4,500.00	\$ 4,500.00
	4	Inlet Protection	6	EA	\$ 45.00	\$ 270.00
	5	Vehicle Tracking Control Pad	1	EA	\$ 2,500.00	\$ 2,500.00
	6	Silt Fence	2,200	LF	\$ 1.25	\$ 2,750.00
	7	Seeding and Mulching	25	AC	\$ 800.00	\$ 20,000.00
	8	Check Dam	6	EA	\$ 55.00	\$ 330.00
	9	Surface Roughening	12	AC	\$ 200.00	\$ 2,400.00
	10	Curb Socks	32	EA	\$ 38.00	\$ 1,216.00
	11	Temporary "Sediment Basin"	3	EA	\$ 3,875.00	\$ 11,625.00
	12	Diversion Ditch	1,200	LF	\$ 24.00	\$ 28,800.00
	13	Temporary Outlet Protection	6	EA	\$ 1,100.00	\$ 6,600.00
	14	Concrete Washout Area	1	EA	\$ 2,890.00	\$ 2,890.00
	15	Wheel Wash	1	EA	\$ 1,800.00	\$ 1,800.00
	16	Slope Protection	1	AC	\$ 6,500.00	\$ 6,500.00
	17	Rough Cut Street Control	3	Ac	\$ 450.00	\$ 1,350.00
	18	Temporary "Sediment Basin" Clean up	3	EA	\$ 500.00	\$ 1,500.00
	19	Diversion Ditch Clean up	1,200	LF	\$ 40.00	\$ 48,000.00
					Subtotal	\$ 145,231.00
Sanitary Sewer						
	1	Mobilization	1	EA	\$ -	\$ -
	2	8" PVC	294	LF	\$ 42.00	\$ 12,348.00
	3	4' MH	1	EA	\$ 4,275.00	\$ 4,275.00
	4	Connect to Existing	1	EA	\$ 3,500.00	\$ 3,500.00
	5	4" Sanitary Sewer Services	16	EA	\$ 1,250.00	\$ 20,000.00
	6	Jet and Clean	294	LF	\$ 2.00	\$ 588.00
	7	Testing	294	LF	\$ 2.00	\$ 588.00
	8	4X4 Marking Post	16	EA	\$ 30.00	\$ 480.00
	9	Dewatering	1	LS	\$ 8,000.00	\$ 8,000.00
					Subtotal	\$ 49,779.00
Watermain and Services						
	1	Mobilization	1	EA	\$ -	\$ -
	2	Connect to Existing	2	EA	\$ 4,350.00	\$ 8,700.00
	3	8" Water Main - PVC	444	LF	\$ 30.00	\$ 13,320.00
	4	8" Bend	1	EA	\$ 570.00	\$ 570.00
	5	MJ Restraint (Dead Line)	23	LF	\$ 24.00	\$ 552.00
	6	Fire Hydrant Assembly (Tee and Gate Vale)	1	EA	\$ 5,200.00	\$ 5,200.00
	7	Testing	444	LF	\$ 1.25	\$ 555.00
	8	3/4" Services (w/meter pit)	16	EA	\$ 1,500.00	\$ 24,000.00
					Subtotal	\$ 52,897.00
Storm Sewer						
					Subtotal	\$ -
Concrete - Flatwork						
	1	Mobilization	1	EA	\$ -	\$ -
	2	Subgrade Prep (Sidewalk and Curb & Gutter)	284	SY	\$ 1.60	\$ 454.40
	3	5' Detached Concrete Walk	1,750	SY	\$ 49.00	\$ 85,750.00
	4	Mountable Curb / Gutter	6,722	LF	\$ 24.80	\$ 166,705.60
	5	HCR	10	EA	\$ 2,100.00	\$ 21,000.00
	6	Crosspan / Transitions	5	EA	\$ 4,875.00	\$ 24,375.00
					Subtotal	\$ 298,285.00

CANYON CREEK FILING NO. 8 - PHASE 3						
Project Name	CANYON CREEK FILING NO. 8					
Project Number	130:00128					
Date Submitted	1/21/2022					
Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Paving						
	1	Mobilization	1	LS	\$ -	\$ -
	2	Traffic Control	1	LS	\$ -	\$ -
	3	Subgrade Prep - Standard road grade prep	797	SY	\$ 1.45	\$ 1,155.61
	4	Asphalt Paving-Local streets (5" Asphalt / 7" Roadbase)	797	SY	\$ 45.75	\$ 36,462.75
	5	Street Washing (Cleaning)	1	LS	\$ 2,500.00	\$ 2,500.00
					Subtotal	\$ 40,118.36
Street Improvements - Signage and Striping						
	1	Mobilization	1	EA	\$ -	\$ -
	2	Street Lights	8	EA	\$ 3,200.00	\$ 25,600.00
	3	Striping	300	LF	\$ 24.00	\$ 7,200.00
	4	Street Signs	16	EA	\$ 850.00	\$ 13,600.00
	5	Fire Lane Signs	8	EA	\$ 850.00	\$ 6,800.00
	6	Sleeving - Street Crossings 4"	2,400	LF	\$ 14.50	\$ 34,800.00
					Subtotal	\$ 88,000.00
Landscaping - Street R.O.W. Landscape						
	1	Sod w/ soil prep & amendments	220	SF	\$ 1.00	\$ 220.00
	2	Irrigation	220	SF	\$ 1.00	\$ 220.00
	3	Shade Trees - 2.5" Cal B&B	1	EA	\$ 500.00	\$ 500.00
					Subtotal	\$ 940.00
Landscaping - Tract Landscaping						
	1	Sod w/ soil prep & amendments	3,080	SF	\$ 1.00	\$ 3,080.00
	2	Native Seed w/ soil prep & amendments	4,095	SF	\$ 0.25	\$ 1,023.75
	3	Shrub bed (incl. soil prep, amendments, fabric and mulch)	20,593	SF	\$ 1.30	\$ 26,770.90
	4	Landscape Edger	558	LF	\$ 5.00	\$ 2,790.00
	5	Irrigation (Sod & Shrub beds)	23,673	SF	\$ 1.00	\$ 23,673.00
	6	Native Seed Irrigation	4,095	SF	\$ 1.00	\$ 4,095.00
	7	Deciduous Shade trees - 2.5" Cal B&B	4	EA	\$ 500.00	\$ 2,000.00
	8	Ornamental trees - 1.5" Cal B&B	4	EA	\$ 500.00	\$ 2,000.00
	9	Evergreen trees -Avg. 6 ft	20	EA	\$ 500.00	\$ 10,000.00
	10	Shrubs - 5 gallon	413	EA	\$ 35.00	\$ 14,455.00
	11	Ornamental Grasses - 1 gallon	146	EA	\$ 15.00	\$ 2,190.00
					Subtotal	\$ 92,077.65
Trails - Access Paths						
	1	Crusher Fine Recreation Trail - Maintenance Trail (6" CL5 CDOT Roadbase)	1,100	SY	\$ 24.00	\$ 26,400.00
	2	Gravel Pond Access Drive	800	SY	\$ 24.00	\$ 19,200.00
	3	Neighborhood trails/walks	3,000	SY	\$ 38.75	\$ 116,250.00
					Subtotal	\$ 161,850.00
Removal						
	1	Remove Concrete 6" Vertical C&G	25	LF	\$ 215.00	\$ 5,375.00
	2	Sawcut Asphalt	200	LF	\$ 3,500.00	\$ 700,000.00
	3	Mill Asphalt	120	SY	\$ 21.50	\$ 2,580.00
	4	Demo Asphalt	0	SY	\$ 24.00	\$ -
					Subtotal	\$ 707,955.00
Clean & Maintain						
	1	Misc Site Clean Up	1	LS	\$ 10,000.00	\$ 10,000.00
					Subtotal	\$ 10,000.00
					FILING NO.8	\$ 1,647,133.01

By: CWC Consulting Group Inc.

Exhibit C Phasing Plan

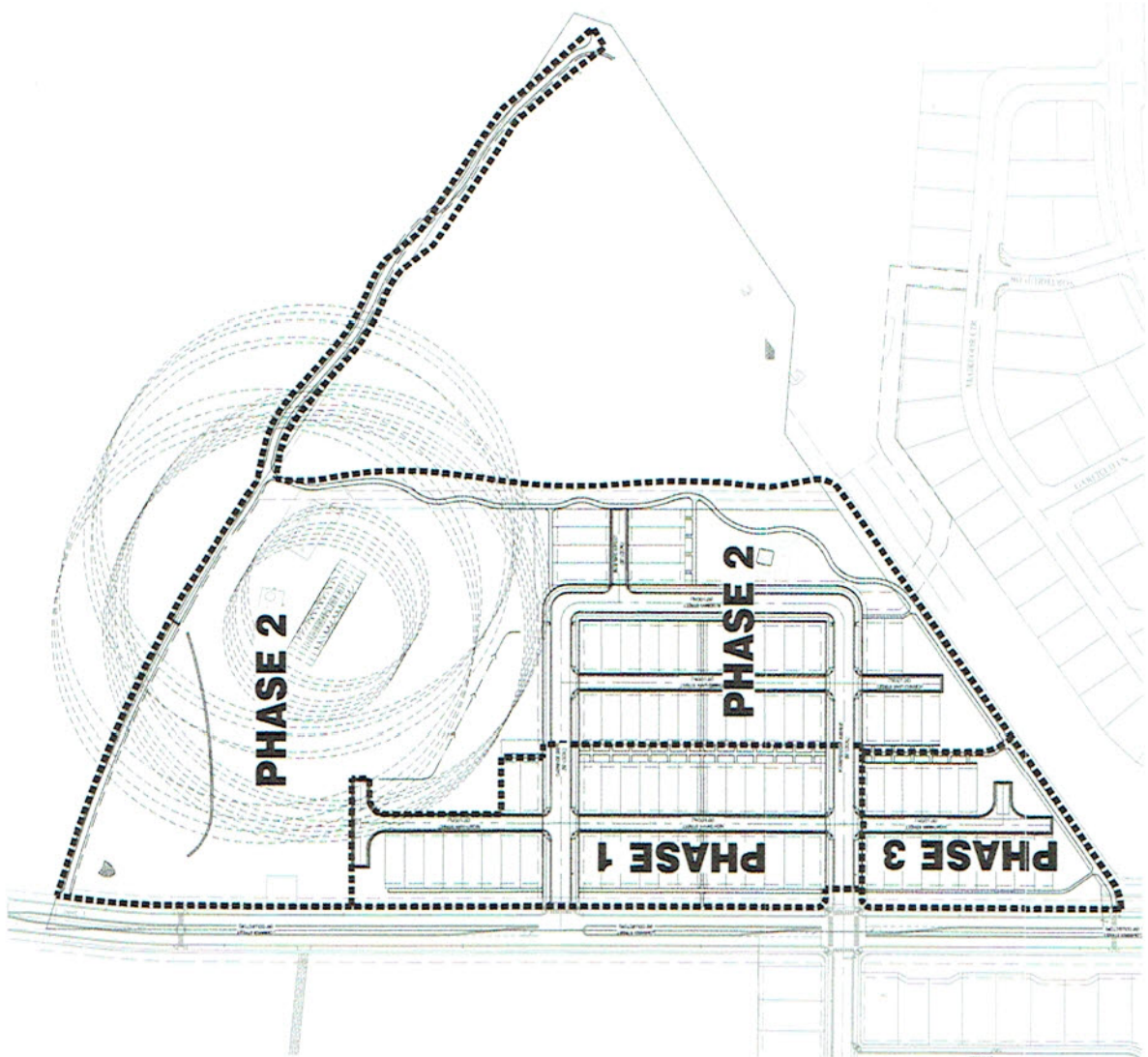


EXHIBIT C