

Development Agreement
(Lafferty at Canyon Creek Subdivision)

This Development Agreement (the "Agreement") is made and entered into this ____ day of _____, 2024 (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 Stonegate 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 Lafferty at Canyon Creek Subdivision (the "Final Plat"); and

Whereas, the Parties 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.

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 and conditions under which the Development may proceed. All provisions of this Agreement are in addition to, and not in lieu of, any requirements of the Erie Municipal Code (the "Code") and other applicable law.

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. 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 Canyon Creek Subdivision Filing No. 8, to be plugged and abandoned, in compliance with all applicable law;

- ii. Developer shall cause the plugged and abandoned wells to be monitored for a minimum of 5 years following completion of the plugging and abandonment;
- iii. Developer shall require that all new homes constructed in the Development have solar panels installed meeting 50% of energy needs;
- iv. Developer shall require that garages of all new homes constructed in the Development are pre-wire installed for electric vehicle charging stations; and
- v. 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.

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.

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 in 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. Developer shall reimburse the Town for any expenses incurred by the Town for review of the application or associated documents. Unless otherwise approved by Town, overlot grading shall not be initiated until the Town approves drainage 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.

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 all federal, state and local statutes, regulations, ordinances, decrees 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 and safety, including without limitation the following, as amended: the Comprehensive Environmental Response, Compensation and Liability Act; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Toxic Substances Control Act; the Clean Water Act; the Clean Air Act; the Occupational Safety and Health Act; the Solid Waste Disposal Act; the Davis Bacon Act; the Copeland Act; the Contract Work Hours and Safety Standards Act; the Byrd Anti-Lobbying Amendment; the Housing and Community Development Act; and the Energy Policy and Conservation Act.

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 November 30, 2025. All Improvements for Phase 2 shall receive Initial Acceptance on or before November 30, 2026. All Improvements for Phase 3 shall receive Initial Acceptance on or before November 30, 2027.

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 work required to receive Final Acceptance. After Developer completes such work, Developer shall request a re-inspection, and the Town shall provide written notice to Developer of the acceptability or unacceptability of such work. If Developer does not complete the required work in an acceptable manner 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"), a form approved by the Town.

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

c. *Draw.* If the Improvements are not satisfactorily completed within the periods of time specified herein, the Town may draw on the 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 Improvements, the Improvement Guarantee shall be reduced to the amount of 25% of the total actual cost of construction and installation of such Improvements. The reduced Improvement Guarantee shall be held by the Town during the Warranty Period.

7. Reimbursements. Developer shall reimburse the Town for a proportional cost of improvements previously constructed by the Town that benefit the Property, in the amounts and during the times set forth in **Exhibit C**, attached hereto and incorporated herein by this reference.

8. Fees and Dedications.

a. *Park, Open Space and Tree Mitigation Fees.* Developer shall pay park, open space and tree mitigation fees to the Town in the amounts and at the times set forth in **Exhibit C**.

b. *School Fees.* Pursuant to the Intergovernmental Agreement between the Town and Saint Vrain Valley School District No. 2, Developer shall pay the fees set forth in **Exhibit C** to Saint Vrain Valley School District No. 2, which shall be paid in a proportional amount for each building permit for the Development. Proof of payment shall be provided with each building permit application for the Development.

9. Phasing. The Development shall be constructed in phases in accordance with **Exhibit D**, 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 agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representatives, agents, employees, attorneys heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by the omission, error, professional error, mistake, negligence, or other fault of Developer, or any officer, employee, representative, agent or subcontractor of Developer. In addition, Developer shall pay all property taxes on property underlying 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 draw on the Improvement Guarantee; and
- 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, constitute the entire understanding and agreement of the Parties, integrates all the terms and conditions mentioned herein or incidental thereto, and supersedes all negotiations or previous arrangements between the Parties with respect to any and all of 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,

Exhibits List

Exhibit A – Legal Description

Exhibit B – Improvements

Exhibit C – Reimbursements and Fees

Exhibit D – Phasing Plan

Exhibit A
Legal Description

A PARCEL IN THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13, SAID TO BEAR NORTH 00°04'38" WEST, A DISTANCE OF 1316.98 FEET, FROM THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13 MONUMENTED BY A 2" ALUMINUM CAP, 0.3' BELOW ASPHALT ROADWAY, STAMPED "A.M. HASCALL, 6TH PM, PLS 23500 1995, 16TH, R69W", DAMAGED TO THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13 MONUMENTED BY A 2.5" ALUMINUM CAP, 0.4' DOWN IN A RANGE BOX WITH NO LID, TOP OF RANGE BOX IS 0.2' BELOW ASPHALT ROADWAY, STAMPED "CIVIL ARTS, T1N, 1/4, S14 | S13, R69W, 2016, PLS 25379";

BEGINNING (P.O.B.) AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 13, MONUMENTED BY A 2.5" ALUMINUM CAP, 0.1' ABOVE GROUND SURFACE, STAMPED "JR ENG, T1N R69W, C, S1/16, | S13, C, 2000, LS 19606";

THENCE NORTH 89°30'10" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, A DISTANCE OF 1329.43 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13;

THENCE NORTH 89°30'20" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, A DISTANCE OF 9.39 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1274, AT PAGE 188;

THENCE NORTH 00°04'38" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN THE DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1274, AT PAGE 188, A DISTANCE OF 312.74 FEET TO THE NORTHEAST CORNER OF SAID DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1274, AT PAGE 188;

THENCE NORTH 89°15'38" WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN THE DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1274, AT PAGE 188, A DISTANCE OF 1290.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET (60' PUBLIC RIGHT-OF-WAY WIDTH);

THENCE NORTH 00°04'38" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET, A DISTANCE OF 22.60 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN THE DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1300, AT PAGE 398;

THENCE SOUTH 89°15'38" EAST, A DISTANCE OF 1290.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1300, AT PAGE 398;

THENCE NORTH 00°04'38" WEST ALONG THE EAST LINE OF SAID DEED DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1300, AT PAGE 398, A DISTANCE OF 949.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE REGIONAL TRANSPORTATION DISTRICT RIGHT-OF-WAY (FORMERLY UNION PACIFIC RAILROAD RIGHT-OF-WAY);

THENCE NORTH 89°42'02" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 528.59 FEET TO A POINT OF CURVE;

THENCE EASTERLY A DISTANCE OF 819.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2764.79 FEET AND CENTRAL ANGLE OF 16°59'16", SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°48'20" EAST, A DISTANCE OF 816.74 FEET, TO THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, WHENCE THE CENTER CORNER OF SAID SECTION 13 BEARS NORTH 00°09'52" WEST, A DISTANCE OF 138.65 FEET;

THENCE SOUTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE 1182.60 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING AN AREA OF 1,727,789 SQUARE FEET (39.665 ACRES), MORE OR LESS

Exhibit B Improvements

LAFFERTY - PHASE 1

Project Name	LAFFERTY PHASE 1
Project Number	?
Date Submitted	?

Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total	
Earthwork (for roads, utility alignments and drainage improvements only)							
	1	Mobilization	1	LS	\$ 25,000.00	\$ 25,000.00	
	2	Strip Topsoil & Stockpile (6")	30,662	CY	\$ 2.40	\$ 73,588.80	
	3	Excavation (Cut)	73,077	CY	\$ 1.75	\$ 127,884.75	
	4	Excavation (Fill)	94,630	CY	\$ 1.75	\$ 165,602.50	
	4	Replace Strippings	35,261	CY	\$ 2.40	\$ 84,626.40	
						Subtotal	\$ 476,702.45

Sanitary Sewer							
	1	8" PVC	2,065	LF	\$ 42.00	\$ 86,730.00	
	2	4' MH	8	EA	\$ 4,275.00	\$ 34,200.00	
	3	Connect to Existing	1	EA	\$ 3,500.00	\$ 3,500.00	
	4	4" Sanitary Sewer Services	46	EA	\$ 1,250.00	\$ 57,500.00	
	5	Jet and Clean	2,065	LF	\$ 2.00	\$ 4,130.00	
	6	Testing and Certification	2,065	LF	\$ 2.00	\$ 4,130.00	
	7	4X4 Marking Post	46	EA	\$ 30.00	\$ 1,380.00	
	8	Dewatering	1	LS	\$ 8,000.00	\$ 8,000.00	
						Subtotal	\$ 199,570.00

Watermain							
	1	Connect to Existing	2	EA	\$ 4,350.00	\$ 8,700.00	
	2	8" Water Main - PVC	2,060	LF	\$ 30.00	\$ 61,800.00	
	3	12" Water Main - PVC (both pressure zones)	0	LF	\$ 42.50	\$ -	
	4	8" Water Lowering	1	EA	\$ 3,850.00	\$ 3,850.00	
	5	12" Water Lowering	0	EA	\$ 48.00	\$ -	
	6	8" Gate Valve	18	EA	\$ 4,450.00	\$ 80,100.00	
	7	8" Bend	3	EA	\$ 570.00	\$ 1,710.00	
	8	8"x8" Tee	2	EA	\$ 1,050.00	\$ 2,100.00	
	9	8" Cross	2	EA	\$ 1,250.00	\$ 2,500.00	
	10	12" Gate Valve	0	EA	\$ 3,525.00	\$ -	
	11	12" Bend	0	EA	\$ 1,475.00	\$ -	
	12	12"x8" Tee	0	EA	\$ 2,100.00	\$ -	
	13	MJ Restraint (Dead Line)	55	LF	\$ 24.00	\$ 1,320.00	
	14	Plug w/ Blow Off	4	EA	\$ 1,250.00	\$ 5,000.00	
	15	Fire Hydrant Assembly (Includes 8x6 Tee and Valve)	4	EA	\$ 5,200.00	\$ 20,800.00	
	16	Testing	2,060	LF	\$ 1.25	\$ 2,575.00	
	17	3/4" Services (w/meter pit)	34	EA	\$ 1,500.00	\$ 51,000.00	
	18	Tract Irrigation Service w/ meter	1	EA	\$ 1,500.00	\$ 1,500.00	
	19	Valve Adjustments	18	EA	\$ 125.00	\$ 2,250.00	
						Subtotal	\$ 245,205.00

LAFFERTY - PHASE 1

Project Name	LAFFERTY PHASE 1
Project Number	?
Date Submitted	?

Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Storm Sewer						
	1	15" RCP	264	LF	\$ 35.00	\$ 9,240.00
	2	18" RCP	2,564	LF	\$ 48.00	\$ 123,072.00
	3	24" RCP	0	LF	\$ 65.00	\$ -
	4	30" RCP	103	LF	\$ 87.00	\$ 8,961.00
	5	36" RCP	166	LF	\$ 108.00	\$ 17,901.00
	6	42" RCP	0	LF	\$ 142.00	\$ -
	7	23"x14" HERCP	0	LF	\$ 225.00	\$ -
	8	18" FES	1	EA	\$ 1,800.00	\$ 1,800.00
	9	36" FES	0	EA	\$ 2,400.00	\$ -
	10	42" FES	0	EA	\$ 3,200.00	\$ -
	11	4' MH	12	EA	\$ 4,200.00	\$ 50,400.00
	12	5' MH	2	EA	\$ 4,200.00	\$ 8,400.00
	13	8.33'x8.33' Box Base Manhole	1	EA	\$ 15,000.00	\$ 15,000.00
	14	6' MH	3	EA	\$ 5,180.00	\$ 15,540.00
	15	20' Type R Inlet	2	EA	\$ 15,000.00	\$ 30,000.00
	16	10' Type R Inlet	1	EA	\$ 8,000.00	\$ 8,000.00
	17	15' Type R Inlet	1	EA	\$ 12,500.00	\$ 12,500.00
	18	5' Type R Inlet	2	EA	\$ 6,000.00	\$ 12,000.00
	19	Low Tailwater Riprap Basin - Type M Riprap	0	LS	\$ 2,590.00	\$ -
	20	Low Tailwater Riprap Basin - Concrete Cutoff Wall	0	CY	\$ 425.00	\$ -
	21	Rock Swale	0	LF	\$ 28.00	\$ -
	22	Outlet Structure Modification	0	EA	\$ 15,000.00	\$ -
	23	Rip Rap Type M D-12"	0	SY	\$ 87.50	\$ -
	24	Type C Area Inlet	2	EA	\$ 3,000.00	\$ 6,000.00
					Subtotal	\$ 318,814.00

Concrete - Flatwork						
	1	Subgrade Prep (Sidewalk and Curb & Gutter)	3,050	SY	\$ 1.60	\$ 4,880.00
	2	5' Detached Concrete Walk - Local	1,950	SY	\$ 49.00	\$ 95,550.00
	3	5' Detached Concrete Walk - Collector	0	SY	\$ 49.00	\$ -
	4	Mountable Curb / Gutter - Local	3,498	LF	\$ 26.75	\$ 93,571.50
	5	6" Vertical Curb w/ 2' Gutter - Jasper Road	0	LF	\$ 24.80	\$ -
	6	Median Curb and Gutter - Jasper Road	0	LF	\$ 26.55	\$ -
	7	Median Splash Block - Jasper Road	0	SY	\$ 28.80	\$ -
	8	Private Entry Drive - Lafferty Parcel	0	EA	\$ 5,800.00	\$ -
	9	Median Cross Walk Access - Jasper Road	0	EA	\$ 8,500.00	\$ -
	10	Handicap ramp	16	EA	\$ 2,100.00	\$ 33,600.00
	11	Crossspan / Transitions	5	EA	\$ 4,875.00	\$ 24,375.00
					Subtotal	\$ 251,976.50

Paving						
	1	Subgrade Prep - Standard road grade prep	6,549	SY	\$ 1.45	\$ 9,496.05
	2	Asphalt Paving-Local streets (5" Asphalt / 7" Roadbase)	6,549	SY	\$ 45.75	\$ 299,616.75
	3	Asphalt Paving-Jasper Road (7" Asphalt / 10" Roadbase)	0	SY	\$ 67.90	\$ -
	4	Jasper - Jay Road (Round-About)	0	LS	\$ 245,000.00	\$ -
	5	Street Washing (Cleaning)	1	LS	\$ 4,800.00	\$ 4,800.00
					Subtotal	\$ 313,912.80

Street Improvements - Signage and Striping						
	1	Street Lights	7	EA	\$ 3,200.00	\$ 22,400.00
	2	Striping	79	LF	\$ 24.00	\$ 1,896.00
	3	Street Signs (Street and Stop signs)	13	EA	\$ 850.00	\$ 11,050.00
	4	Utility Sleeving - Street Crossings 4"	2,900	LF	\$ 14.50	\$ 42,050.00
					Subtotal	\$ 77,396.00

LAFFERTY - PHASE 1						
Project Name	LAFFERTY PHASE 1					
Project Number	?					
Date Submitted	?					
Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Landscaping						
	1	Deciduous Shade Trees (2" Cal., B&B)	30	EA	\$550.00	\$16,500.00
	2	Deciduous Ornamental Trees (1.5" Cal., B&B)	1	EA	\$450.00	\$450.00
	3	Deciduous Shrubs	325	EA	\$42.00	\$13,650.00
	4	Evergreen Shrubs	12	EA	\$47.00	\$564.00
	5	Ornamental Grasses	109	EA	\$17.00	\$1,853.00
	6	Perennials	41	EA	\$17.50	\$717.50
	7	Sod	18,586	SF	\$2.00	\$37,172.00
	8	Edger (6" Roll Top)	714	LF	\$6.00	\$4,284.00
	9	Rock Mulch	16,223	SF	\$1.80	\$29,201.40
	10	Entry Monument Signage	1	EA	\$29,315.00	\$29,315.00
Irrigation						
	1	Two-Wire Surge Arrestor	3	EA	\$480.00	\$1,440.00
	2	Two-Wire Cable	1,015	LF	\$1.35	\$1,370.25
	3	6" Pop-up Spray Head	377	EA	\$42.00	\$15,834.00
	4	Quick Coupling Valve	4	EA	\$195.00	\$780.00
	5	Drip Line Blow-Out Stub	6	EA	\$67.00	\$402.00
	6	Poly Drip Tubing	1,700	LF	\$1.90	\$3,230.00
	7	Drip Emitters	825	EA	\$2.70	\$2,227.50
	8	Drip Valve Assembly - 1" dia.	2	EA	\$700.00	\$1,400.00
	9	Electric Control Valve - 1" dia.	11	EA	\$660.00	\$7,260.00
	10	Electric Control Valve - 1 1/2" dia.	5	EA	\$710.00	\$3,550.00
	11	PVC Mainline w/ fittings - 2" dia.	1,015	LF	\$6.30	\$6,394.50
	13	PVC Lateral - 1 1/2" dia.	100	LF	\$3.20	\$320.00
	14	PVC Lateral - 1" dia.	3,570	LF	\$2.20	\$7,854.00
	15	Sleeve 4" dia.	100	70	\$15.00	\$1,500.00
	16	Sleeve 2" dia.	70	LF	\$6.00	\$420.00
	17	Gate Valve - 2" dia.	4	EA	\$230.00	\$920.00
	18	Rain Bird ESP-IVM controller - 60 sta.	1	EA	\$5,000.00	\$5,000.00
	19	Electrical power to controller	1	EA	\$2,000.00	\$2,000.00
	20	Rain/freeze sensor	1	EA	\$350.00	\$350.00
	21	Copper Tubing	40	LF	\$45.00	\$1,800.00
	22	1" backflow preventer with enclosure	1	EA	\$3,400.00	\$3,400.00
	24	Drain Valve - 3/4" dia.	1	EA	\$175.00	\$175.00
	25	Flow Sensor	1	EA	\$1,100.00	\$1,100.00
	26	Master Valve	1	EA	\$800.00	\$800.00
					Subtotal	\$ 203,234.15
Trails - Access Paths						
	1	Crusher Fine Recreation Trail - Maintenance Trail (6" CL5 CDOT Roadbase)	0	SY	\$ 24.00	\$ -
	2	Gravel Pond Access Drive	0	SY	\$ 24.00	\$ -
	3	Neighborhood trails/walks	106	SY	\$ 38.75	\$ 4,107.50
					Subtotal	\$ 4,107.50
Removal						
	1	Remove Concrete 6" Vertical C&G	60	LF	\$ 21.50	\$ 1,290.00
	2	Remove existing median (Jasper Road)	1	LS	\$ 3,500.00	\$ 3,500.00
	3	Sawcut Asphalt	0	LF	\$ 21.50	\$ -
	4	Mill Asphalt	40	SY	\$ 42.00	\$ 1,680.00
	5	Demo Asphalt	0	SY	\$ 24.00	\$ -
					Subtotal	\$ 6,470.00
Clean & Maintain						
	1	Misc Site Clean Up	1	LS	\$ 10,000.00	\$ 10,000.00
					Subtotal	\$ 10,000.00
					FILING NO.7 PHASE 1	\$ 2,107,388.40

By: CWC Consulting Group Inc.

LAFFERTY - PHASE 2

Project Name	LAFFERTY PHASE 2
Project Number	?
Date Submitted	?

Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Sanitary Sewer						
	1	8" PVC	3,495	LF	\$ 42.00	\$ 146,790.00
	2	4' MH	14	EA	\$ 4,275.00	\$ 59,850.00
	3	Connect to Existing	0	EA	\$ 3,500.00	\$ -
	4	4" Sanitary Sewer Services	60	EA	\$ 1,250.00	\$ 75,000.00
	5	Jet and Clean	3,495	LF	\$ 2.00	\$ 6,990.00
	6	Testing and Certification	3,495	LF	\$ 2.00	\$ 6,990.00
	7	4X4 Marking Post	60	EA	\$ 30.00	\$ 1,800.00
	8	Dewatering	1	LS	\$ 8,000.00	\$ 8,000.00
					Subtotal	\$ 305,420.00

Watermain						
	1	Connect to Existing	2	EA	\$ 4,350.00	\$ 8,700.00
	2	8" Water Main - PVC	2,479	LF	\$ 30.00	\$ 74,370.00
	3	8" Water Lowering	4	EA	\$ 3,850.00	\$ 15,400.00
	4	8" Gate Valve	11	EA	\$ 4,450.00	\$ 48,950.00
	5	8" Bend	6	EA	\$ 570.00	\$ 3,420.00
	6	8"x8" Tee	2	EA	\$ 1,050.00	\$ 2,100.00
	7	8" Cross	0	EA	\$ 1,250.00	\$ -
	8	MJ Restraint (Dead Line)	92	LF	\$ 24.00	\$ 2,208.00
	9	Plug w/ Blow Off	1	EA	\$ 1,250.00	\$ 1,250.00
	10	Fire Hydrant Assembly (Includes 8x6 Tee and Valve)	6	EA	\$ 5,200.00	\$ 31,200.00
	11	Testing	2,479	LF	\$ 1.25	\$ 3,098.75
	12	3/4" Services (w/meter pit)	59	EA	\$ 1,500.00	\$ 88,500.00
	13	Tract Irrigation Service w/ meter and tap fees	1	EA	\$ 1,500.00	\$ 1,500.00
	14	Valve Adjustments	11	EA	\$ 125.00	\$ 1,375.00
					Subtotal	\$ 282,071.75

LAFFERTY - PHASE 2

Project Name	LAFFERTY PHASE 2
Project Number	?
Date Submitted	?

Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Storm Sewer						
	1	15" RCP	0	LF	\$ 35.00	\$ -
	2	18" RCP	1,286	LF	\$ 48.00	\$ 61,728.00
	3	24" RCP	651	LF	\$ 65.00	\$ 42,315.00
	4	30" RCP	437	LF	\$ 87.00	\$ 38,019.00
	5	36" RCP	33	LF	\$ 108.00	\$ 3,564.00
	6	42" RCP	0	LF	\$ 142.00	\$ -
	7	23"x14" HERCP	69	LF	\$ 225.00	\$ 15,525.00
	8	38"x24" HERCP	202	LF	\$ 285.00	\$ 57,570.00
	9	30" FES	1	EA	\$ 2,100.00	\$ 2,100.00
	10	36" FES	0	EA	\$ 2,400.00	\$ -
	11	42" FES	0	EA	\$ 3,200.00	\$ -
	12	4' MH	11	EA	\$ 4,200.00	\$ 46,200.00
	13	5' MH	9	EA	\$ 4,200.00	\$ 37,800.00
	14	8.33'x8.33' Box Base Manhole	1	EA	\$ 15,000.00	\$ 15,000.00
	15	6' MH	3	EA	\$ 5,180.00	\$ 15,540.00
	16	20' Type R Inlet	1	EA	\$ 15,000.00	\$ 15,000.00
	17	10' Type R Inlet	0	EA	\$ 8,000.00	\$ -
	18	15' Type R Inlet	4	EA	\$ 12,500.00	\$ 50,000.00
	19	5' Type R Inlet	3	EA	\$ 6,000.00	\$ 18,000.00
	20	Low Tailwater Riprap Basin - Type M Riprap	0	LS	\$ 2,590.00	\$ -
	21	Low Tailwater Riprap Basin - Concrete Cutoff Wall	0	CY	\$ 425.00	\$ -
	22	Rock Swale	0	LF	\$ 28.00	\$ -
	23	Outlet Structure Modification	1	EA	\$ 15,000.00	\$ 15,000.00
	24	Rip Rap Type M D-12"	1,491	SY	\$ 87.50	\$ 130,462.50
	25	Type C Area Inlet	1	EA	\$ 3,000.00	\$ 3,000.00
	26	Type D Area Inlet	3	EA	\$ 3,000.00	\$ 9,000.00
	27	Concrete Cradle	1	EA	\$ 1,500.00	\$ 1,500.00
	28	Concrete Forebay	4	EA	\$ 4,500.00	\$ 18,000.00
	29	Chase Drain structure under spine trail	1	EA	\$ 4,000.00	\$ 4,000.00
					Subtotal	\$ 595,323.50

Concrete - Flatwork						
	1	Subgrade Prep (Sidewalk and Curb & Gutter)	3,936	SY	\$ 1.60	\$ 6,297.60
	2	5' Detached Concrete Walk - Local	2,554	SY	\$ 49.00	\$ 125,146.00
	3	Mountable Curb / Gutter - Local	4,385	LF	\$ 24.80	\$ 108,748.00
	4	HCR	7	EA	\$ 2,100.00	\$ 14,700.00
	4	Crossspan / Transitions	1	EA	\$ 4,875.00	\$ 4,875.00
					Subtotal	\$ 259,766.60

Paving						
	1	Subgrade Prep - Standard road grade prep	8,032	SY	\$ 1.45	\$ 11,646.40
	2	Asphalt Paving-Local streets (5" Asphalt / 7" Roadbase)	8,032	SY	\$ 45.75	\$ 367,464.00
	3	Street Washing (Cleaning)	1	LS	\$ 2,500.00	\$ 2,500.00
					Subtotal	\$ 381,610.40

Street Improvements - Signage and Striping						
	1	Street Lights	9	EA	\$ 3,200.00	\$ 28,800.00
	2	Striping	0	LF	\$ 24.00	\$ -
	3	Street Signs (Street and Stop signs)	8	EA	\$ 850.00	\$ 6,800.00
	4	Utility Sleeving - Street Crossings 4"	2,560	LF	\$ 14.50	\$ 37,120.00
					Subtotal	\$ 72,720.00

LAFFERTY - PHASE 2

Project Name	LAFFERTY PHASE 2
Project Number	?
Date Submitted	?

Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Landscaping						
	1	Deciduous Shade Trees (2" Cal., B&B)	59	EA	\$550.00	\$32,450.00
	2	Deciduous Ornamental Trees (1.5" Cal., B&B)	4	EA	\$450.00	\$1,800.00
	3	Evergreen Trees (6' Ht.)	6	EA	\$450.00	\$2,700.00
	4	Deciduous Shrubs	271	EA	\$42.00	\$11,382.00
	5	Evergreen Shrubs	8	EA	\$47.00	\$376.00
	6	Ornamental Grasses	271	EA	\$17.00	\$4,607.00
	7	Perennials	115	EA	\$17.50	\$2,012.50
	8	Sod	19,404	SF	\$2.00	\$38,808.00
	9	Native - Shortgrass Prairie	77,620	SF	\$0.15	\$11,643.00
	10	Native - Mixed Grass Prairie	69,836	SF	\$0.15	\$10,475.40
	11	Native - Moist Swale	57,794	SF	\$0.15	\$8,669.10
	12	Edger (6" Roll Top)	3,618	LF	\$6.00	\$21,708.00
	13	Root Barrier (48" Depth)	118	LF	\$20.00	\$2,360.00
	14	Rock Mulch	22,867	SF	\$1.80	\$41,160.60
	15	Boulders	18	EA	\$400.00	\$7,200.00
Park						
	1	Grill	1	EA	\$342.00	\$342.00
	2	ADA Grill	1	EA	\$248.00	\$248.00
	3	Hot Coal Box	1	EA	\$466.00	\$466.00
	4	Steel Collection Can	1	EA	\$29.00	\$29.00
	5	Hot Coal Scoop	1	EA	\$44.00	\$44.00
	6	Pet Waste Station	1	EA	\$410.00	\$410.00
	7	Trash Receptacle	3	EA	\$1,144.59	\$3,433.77
	8	Bike Racks	2	EA	\$119.00	\$238.00
	9	Bench	3	EA	\$779.00	\$2,337.00
	10	Picnic Table	3	EA	\$2,729.00	\$8,187.00
	11	ADA Picnic Table	1	EA	\$2,449.00	\$2,449.00
	12	Picnic Shelter	1	EA	\$22,529.00	\$22,529.00
	13	Play Ground Structures	1	EA	\$80,292.00	\$80,292.00
	14	Park Sign	1	EA	\$1,200.00	\$1,200.00
	15	Concrete Flatwork for Shelter, Benches, Grill Area	3,220	SF	\$10.50	\$33,810.00
	16	Concrete for ADA Ramp	4	SY	\$365.00	\$1,460.00
	17	Concrete Playground Curb	226	LF	\$105.00	\$23,730.00
	18	Playground Safety Surfacing	93	CY	\$135.00	\$12,588.75
	19	Drainage Infrastructure	1	EA	\$5,793.00	\$5,793.00
	20	Crusher Fines	854	SF	\$2.50	\$2,135.00
Irrigation						
	1	Two-Wire Surge Arrestor	13	EA	\$480.00	\$6,240.00
	2	Two-Wire Cable	4,220	LF	\$1.35	\$5,697.00
	3	6" Pop-up Spray Head	561	EA	\$42.00	\$23,562.00
	4	12" Hi-pop Spray Head	398	EA	\$52.00	\$20,696.00
	5	Hi-Pop Gear Driven Rotor	82	EA	\$65.00	\$5,330.00
	6	Root Watering System`	36	EA	\$44.00	\$1,584.00
	7	Quick Coupling Valve	12	EA	\$195.00	\$2,340.00
	8	Drip Line Blow-Out Stub	12	EA	\$67.00	\$804.00
	9	Poly Drip Tubing	3,710	LF	\$1.90	\$7,049.00
	10	Drip Emitters	1,425	EA	\$2.70	\$3,847.50
	11	Drip Valve Assembly - 1" dia.	9	EA	\$700.00	\$6,300.00
	12	Electric Control Valve - 1" dia.	41	EA	\$660.00	\$27,060.00
	13	Electric Control Valve - 1 1/2" dia.	19	EA	\$710.00	\$13,490.00
	14	PVC Mainline w/ fittings - 2 1/2" dia.	4,220	LF	\$9.20	\$38,824.00
	15	PVC Lateral - 2" dia.	80	LF	\$4.80	\$384.00
	16	PVC Lateral - 1 1/2" dia.	770	LF	\$3.20	\$2,464.00
	17	PVC Lateral - 1" dia.	14,560	LF	\$2.20	\$32,032.00
	18	Sleeve 6" dia.	190	LF	\$20.00	\$3,800.00
	19	Sleeve 4" dia.	110	70	\$15.00	\$1,650.00
	20	Sleeve 2" dia.	320	LF	\$6.00	\$1,920.00
	21	Gate Valve - 2-1/2" dia.	9	EA	\$280.00	\$2,520.00
	22	Rain Bird ESP-IVM controller - 240 sta.	1	EA	\$6,000.00	\$6,000.00
	23	Electrical power to controller	1	EA	\$2,000.00	\$2,000.00
	24	Rain/freeze sensor	1	EA	\$350.00	\$350.00
	25	Copper Tubing -1-1/2"	40	LF	\$45.00	\$1,800.00
	26	1-1/2" backflow preventer with enclosure	1	EA	\$3,400.00	\$3,400.00
	27	1-1/2" backflow preventer with enclosure	1	EA	\$2,700.00	\$2,700.00
	28	Drain Valve - 3/4" dia.	1	EA	\$175.00	\$175.00
	29	Flow Sensor	1	EA	\$1,100.00	\$1,100.00
	30	Master Valve	1	EA	\$800.00	\$800.00
Subtotal						\$624,991.62

LAFFERTY - PHASE 2						
Project Name	LAFFERTY PHASE 2					
Project Number	?					
Date Submitted	?					
Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Trails - Access Paths						
	1	Crusher Fine Recreation Trail - Maintenance Trail (6" CL5 CDOT Roadbase)	0	SY	\$ 24.00	\$ -
	2	Gravel Pond Access Drive	152	SY	\$ 24.00	\$ 3,648.00
	3	Neighborhood trails/walks (park excluded)	721	SY	\$ 38.75	\$ 27,938.75
	4	10' Spine Trail	1,660	SY	\$ 38.75	\$ 64,325.00
	5	All-weather Base Course temp access road - per phasing map	1,735	SY	\$ 24.00	\$ 41,640.00
	6	Retaining wall - face square feet of Keystone Modular Block	4,141	SF	\$ 25.00	\$ 103,525.00
					Subtotal	\$ 241,076.75
Removal						
	1	Remove Concrete 6" Vertical C&G	0	LF	\$ 21.50	\$ -
	2	Sawcut Asphalt	0	LF	\$ 3,500.00	\$ -
	3	Mill Asphalt	70	SY	\$ 21.50	\$ 1,505.00
	4	Demo Asphalt	0	SY	\$ 24.00	\$ -
					Subtotal	\$ 1,505.00
Clean & Maintain						
	1	Misc Site Clean Up	1	LS	\$ 10,000.00	\$ 10,000.00
					Subtotal	\$ 10,000.00
FILING NO.7 PHASE 2						\$ 2,774,485.62

By: CWC Consulting Group Inc.

LAFFERTY - PHASE 3

Project Name	LAFFERTY PHASE 3
Project Number	?
Date Submitted	?

Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Sanitary Sewer						
	1	8" PVC	630	LF	\$ 42.00	\$ 26,460.00
	2	4' MH	3	EA	\$ 4,275.00	\$ 12,825.00
	3	Connect to Existing	3	EA	\$ 3,500.00	\$ 10,500.00
	4	4" Sanitary Sewer Services	24	EA	\$ 1,250.00	\$ 30,000.00
	5	Jet and Clean	630	LF	\$ 2.00	\$ 1,260.00
	6	Testing and Certification	630	LF	\$ 2.00	\$ 1,260.00
	7	4X4 Marking Post	24	EA	\$ 30.00	\$ 720.00
	8	Dewatering	1	LS	\$ 8,000.00	\$ 8,000.00
					Subtotal	\$ 91,025.00

Watermain						
	1	Connect to Existing	3	EA	\$ 4,350.00	\$ 13,050.00
	2	8" Water Main - PVC	1,452	LF	\$ 30.00	\$ 43,560.00
	3	8" Water Lowering	3	EA	\$ 3,850.00	\$ 11,550.00
	4	8" Gate Valve	7	EA	\$ 4,450.00	\$ 31,150.00
	5	8" Bend	2	EA	\$ 570.00	\$ 1,140.00
	6	8"x8" Tee	1	EA	\$ 1,050.00	\$ 1,050.00
	7	8" Cross	0	EA	\$ 1,250.00	\$ -
	8	MJ Restraint (Dead Line)	65	LF	\$ 24.00	\$ 1,560.00
	9	Plug w/ Blow Off	0	EA	\$ 1,250.00	\$ -
	10	Fire Hydrant Assembly (Includes 8x6 Tee and Valve)	4	EA	\$ 5,200.00	\$ 20,800.00
	11	Testing	1,452	LF	\$ 1.25	\$ 1,815.00
	12	3/4" Services (w/meter pit)	41	EA	\$ 1,500.00	\$ 61,500.00
	13	Tract Irrigation Service w/ meter and tap fees	0	EA	\$ 1,500.00	\$ -
	14	Valve Adjustments	7	EA	\$ 125.00	\$ 875.00
					Subtotal	\$ 188,050.00

LAFFERTY - PHASE 3

Project Name	LAFFERTY PHASE 3
Project Number	?
Date Submitted	?

Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Storm Sewer						
	1	15" RCP	0	LF	\$ 35.00	\$ -
	2	18" RCP	0	LF	\$ 48.00	\$ -
	3	24" RCP	93	LF	\$ 65.00	\$ 6,045.00
	4	30" RCP	0	LF	\$ 87.00	\$ -
	5	36" RCP	0	LF	\$ 108.00	\$ -
	6	42" RCP	0	LF	\$ 142.00	\$ -
	7	23"x14" HERCP	0	LF	\$ 225.00	\$ -
	8	38"x24" HERCP	0	LF	\$ 285.00	\$ -
	9	30" FES	0	EA	\$ 2,100.00	\$ -
	10	36" FES	0	EA	\$ 2,400.00	\$ -
	11	42" FES	0	EA	\$ 3,200.00	\$ -
	12	4' MH	0	EA	\$ 4,200.00	\$ -
	13	5' MH	1	EA	\$ 4,200.00	\$ 4,200.00
	14	8.33'x8.33' Box Base Manhole	0	EA	\$ 15,000.00	\$ -
	15	6' MH	0	EA	\$ 5,180.00	\$ -
	16	20' Type R Inlet	1	EA	\$ 15,000.00	\$ 15,000.00
	17	10' Type R Inlet	0	EA	\$ 8,000.00	\$ -
	18	15' Type R Inlet	1	EA	\$ 12,500.00	\$ 12,500.00
	19	5' Type R Inlet	0	EA	\$ 6,000.00	\$ -
	20	Low Tailwater Riprap Basin - Type M Riprap	0	LS	\$ 2,590.00	\$ -
	21	Low Tailwater Riprap Basin - Concrete Cutoff Wall	0	CY	\$ 425.00	\$ -
	22	Rock Swale	0	LF	\$ 28.00	\$ -
	23	Outlet Structure Modification	0	EA	\$ 15,000.00	\$ -
	24	Rip Rap Type M D-12"	867	SY	\$ 87.50	\$ 75,862.50
	25	Type C Area Inlet	0	EA	\$ 3,000.00	\$ -
	26	Type D Area Inlet	0	EA	\$ 3,000.00	\$ -
	27	Concrete Cradle	0	EA	\$ 1,500.00	\$ -
	28	Concrete Forebay	0	EA	\$ 4,500.00	\$ -
Subtotal						\$ 113,607.50

Concrete - Flatwork						
	1	Subgrade Prep (Sidewalk and Curb & Gutter)	2,396	SY	\$ 1.60	\$ 3,833.60
	2	5' Detached Concrete Walk - Local	1,533	SY	\$ 49.00	\$ 75,117.00
	3	Mountable Curb / Gutter - Local	2,755	LF	\$ 24.80	\$ 68,324.00
	4	HCR	3	EA	\$ 2,100.00	\$ 6,300.00
	5	Crossspan / Transitions	1	EA	\$ 4,875.00	\$ 4,875.00
Subtotal						\$ 158,449.60

Paving						
	1	Subgrade Prep - Standard road grade prep	4,783	SY	\$ 1.45	\$ 6,935.35
	2	Asphalt Paving-Local streets (5" Asphalt / 7" Roadbase)	4,783	SY	\$ 45.75	\$ 218,822.25
	3	Street Washing (Cleaning)	1	LS	\$ 2,500.00	\$ 2,500.00
Subtotal						\$ 228,257.60

Street Improvements - Signage and Striping						
	1	Street Lights	5	EA	\$ 3,200.00	\$ 16,000.00
	2	Striping	0	LF	\$ 24.00	\$ -
	3	Street Signs (Street and Stop signs)	2	EA	\$ 850.00	\$ 1,700.00
	4	Utility Sleeving - Street Crossings 4"	140	LF	\$ 14.50	\$ 2,030.00
Subtotal						\$ 19,730.00

Landscaping						
	1	Deciduous Shade Trees (2" Cal., B&B)	20	EA	\$550.00	\$11,000.00
	2	Evergreen Trees (6' Ht.)	2	EA	\$450.00	\$900.00
	3	Deciduous Shrubs	112	EA	\$42.00	\$4,704.00
	4	Ornamental Grasses	111	EA	\$17.00	\$1,887.00
	5	Perennials	54	EA	\$17.50	\$945.00
	6	Sod	3,613	SF	\$2.00	\$7,226.00
	7	Native - Shortgrass Prairie	16,363	SF	\$0.15	\$2,454.45
	8	Native - Mixed Grass Prairie	36,761	SF	\$0.15	\$5,514.15
	9	Root Barrier (48" Depth)	118	LF	\$20.00	\$2,360.00
	10	Edger (6" Roll Top)	1,097	LF	\$6.00	\$6,582.00
	11	Root Barrier (48" Depth)	118	LF	\$20.00	\$2,360.00
	12	Rock Mulch	7,964	SF	\$1.80	\$14,335.20

LAFFERTY - PHASE 3

Project Name	LAFFERTY PHASE 3
Project Number	?
Date Submitted	?

Item #	Sub Item #	Description	Quantity	Unit	Unit Price	Total
Irrigation						
	1	Two-Wire Surge Arrestor	3	EA	\$480.00	\$1,440.00
	2	Two-Wire Cable	1,080	LF	\$1.35	\$1,458.00
	3	6" Pop-up Spray Head	148	EA	\$42.00	\$6,216.00
	4	12" Hi-pop Spray Head	99	EA	\$52.00	\$5,148.00
	5	Root Watering System`	14	EA	\$44.00	\$616.00
	6	Quick Coupling Valve	2	EA	\$195.00	\$390.00
	7	Drip Line Blow-Out Stub	6	EA	\$67.00	\$402.00
	8	Poly Drip Tubing	980	LF	\$1.90	\$1,862.00
	9	Drip Emitters	1,425	EA	\$2.70	\$3,847.50
	10	Drip Valve Assembly - 1" dia.	2	EA	\$700.00	\$1,400.00
	11	Electric Control Valve - 1" dia.	9	EA	\$660.00	\$5,940.00
	12	Electric Control Valve - 1 1/2" dia.	4	EA	\$710.00	\$2,840.00
	13	PVC Mainline w/ fittings - 2 1/2" dia.	180	LF	\$9.20	\$1,656.00
	14	PVC Mainline w/ fittings - 2" dia.	900	LF	\$6.30	\$5,670.00
	15	PVC Lateral - 2" dia.	50	LF	\$4.80	\$240.00
	16	PVC Lateral - 1 1/2" dia.	190	LF	\$3.20	\$608.00
	17	PVC Lateral - 1" dia.	2,820	LF	\$2.20	\$6,204.00
	18	Sleeve 4" dia.	160	70	\$15.00	\$2,400.00
	19	Sleeve 2" dia.	160	LF	\$6.00	\$960.00
	20	Gate Valve - 2" dia.	4	EA	\$230.00	\$920.00
					Subtotal	\$ 110,485.30

Trails - Access Paths						
	1	Crusher Fine Recreation Trail - Maintenance Trail (6" CL5 CDOT Roadbase)	0	SY	\$ 24.00	\$ -
	2	Gravel Pond Access Drive	0	SY	\$ 24.00	\$ -
	3	Neighborhood trails/walks	645	SY	\$ 38.75	\$ 24,993.75
	4	Ditch Structure chainlink fencing	173	LF	\$ 20.00	\$ 3,460.00
					Subtotal	\$ 28,453.75

Removal						
	1	Remove Concrete 6" Vertical C&G	0	LF	\$ 21.50	\$ -
	2	Sawcut Asphalt	0	LF	\$ 3,500.00	\$ -
	3	Mill Asphalt	105	SY	\$ 21.50	\$ 2,257.50
	4	Demo Asphalt	0	SY	\$ 24.00	\$ -
					Subtotal	\$ 2,257.50

Clean & Maintain						
	1	Misc Site Clean Up	1	LS	\$ 10,000.00	\$ 10,000.00
					Subtotal	\$ 10,000.00

FILING NO.7 PHASE 3						\$ 950,316.25
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By: CWC Consulting Group Inc.

**Exhibit C
Reimbursements and Fees**

Reimbursements

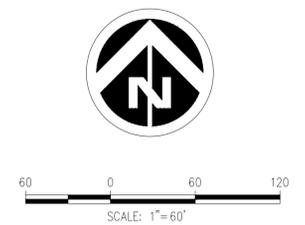
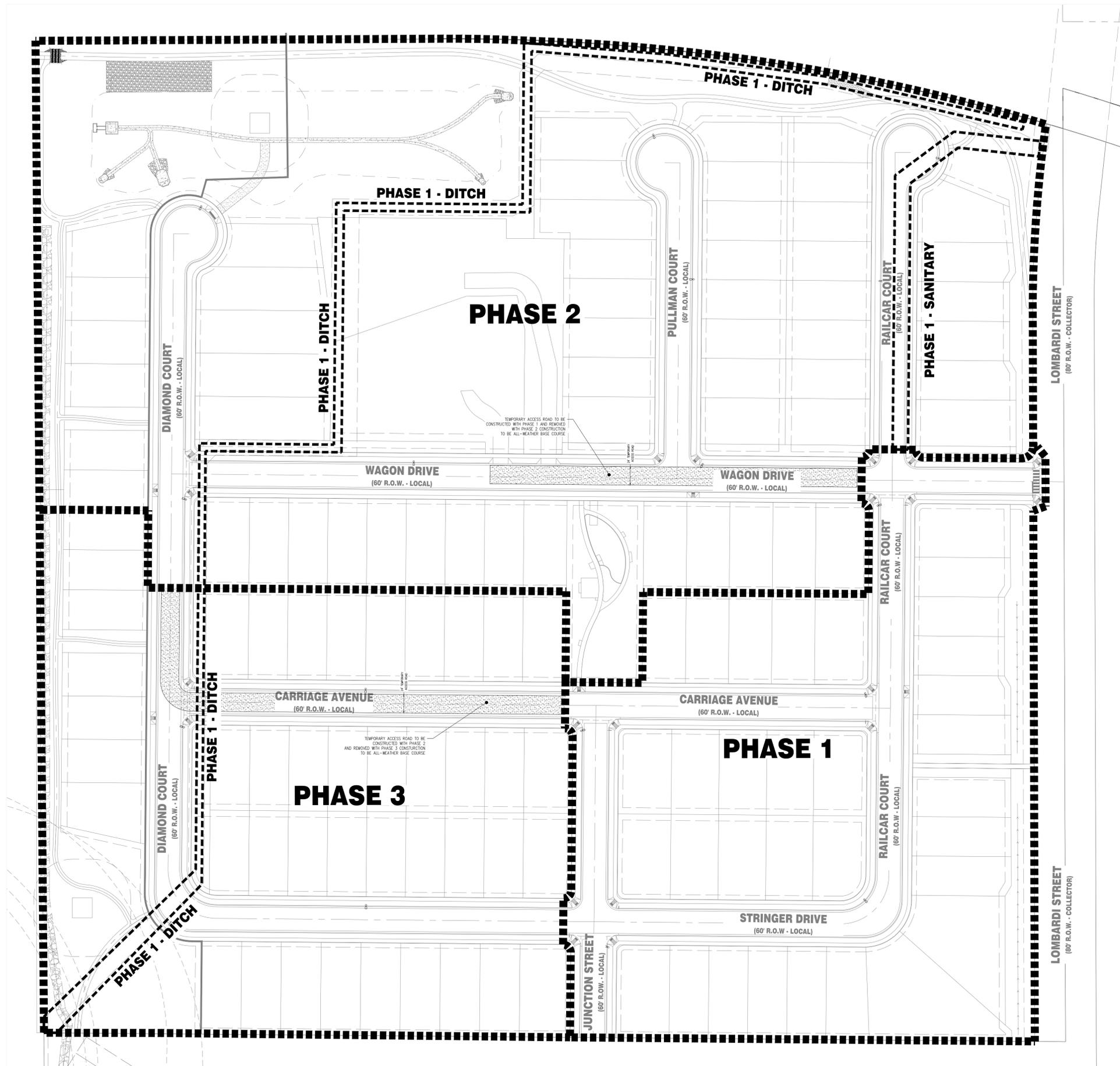
Improvement	Amount (\$)	Payment Timing
North Water Reclamation Facility Interceptor Line Connection	54,120	Within 30 days of Effective Date
West Side Interceptor Line Connection	46,200	Within 30 days of Effective Date

Fees

Type	Amount (\$)	Payment Timing
School Fees	1,143 per lot	Proof of payment must be submitted with building permit application
Park Fees	270,733	Within 30 days of Effective Date
Tree Mitigation Fees	47,400	Within 30 days of Effective Date
Open Space Fees	315,250	Within 30 days of Effective Date

**Exhibit D
Phasing Plan**

T:\MOSES\STATUS\LAFERTY_AGREEMENTS\04\UPDATED_LAFERTY_PHASES MAP.DWG, 6/25/2024, 9:42 AM, BRETT WOODARD



NOTES:

1. ALL OVERLOT GRADING WILL BE COMPLETED WITHIN PHASE 1
2. RELOCATION OF PRIVATE IRRIGATION DITCH WILL BE COMPLETED WITHIN PHASE 1
3. SANITARY SEWER WITHIN RAILCAR COURT WILL BE COMPLETED WITHIN PHASE 1
4. TEMPORARY ACCESS ROADS REFLECTED HEREON WILL BE INSTALLED WITH EACH NOTED PHASE AND REMOVED WITH SUBSEQUENCE PHASE
5. ALL WATER, SEWER, STORM AND STREETS WILL BE INSTALLED AS REFLECTED PER PHASING AND AS REFLECTED IN THE CONSTRUCTION DOCUMENTS.

No.	Date	Description
2/21/2024	5TH SUBMITTAL	
12/21/2023	4TH SUBMITTAL	
10/10/2023	3RD SUBMITTAL	
05/12/2023	2ND SUBMITTAL	
01/13/2023	1ST SUBMITTAL	

STRATUS INVESTMENT PARTNERS, LLC
 8486 EAST ORCHARD ROAD
 SUITE 1100
 GREENWOOD, CO 80111
 PHONE (720) 214-5000
 CONTACT: RICHARD DEAN

LAFERTY AT CANYON CREEK SUBDIVISION
 FINAL CONSTRUCTION PLANS
 PHASING MAP

9360 TEDDY LANE, SUITE 203
 LONE TREE, COLORADO
 80124
 TELEPHONE: 303-395-2700
 FAX: 303-395-2701

CWC CONSULTING GROUP
 CIVIL ENGINEERING • LAND SURVEYING •
 CONSTRUCTION SERVICES

To request marking of underground facilities

**Know what's below.
 Call before you dig.**
 Call 811 or visit call811.com
 for more information

It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations. CWC Consulting Group claims no responsibility for the underground facilities depicted in this plan set.

Project Number:	130-00102
Designed By:	DFL
Drawn By:	HLM/MLG
Reviewed By:	
Sheet Number:	4 of 110

DOCUMENT AMENDMENTS