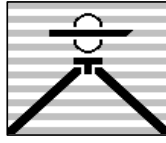


**CHAPEL HEIGHTS METRO DISTRICT
ENGINEER'S
OPINION OF PROBABLE COST**



DREXEL BARRELL & Co.
Engineers - Surveyors
FAX 719-260-8352
PHONE 719-260-0887

PROJECT NAME: Chapel Heights Metro District For Rent Area
DATE: 6/7/2019
PROJECT NUMBER: 21286-01
CALC. BY: TDM

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
PUBLIC WATER IMPROVEMENTS					
1	MOBILIZATION	LS	1	\$10,000.00	\$ 10,000
2	12" PVC WATER LINE	LF	-	\$50.00	\$ -
3	12" BENDS	EA	-	\$1,000.00	\$ -
4	12" X 12" X 8" TEE	EA	-	\$1,500.00	\$ -
5	12" X 12" X 6" TEE	EA	-	\$1,200.00	\$ -
6	12" VALVE & BOX	EA	-	\$2,500.00	\$ -
7	8" PVC WATER LINE	LF	1,720	\$32.00	\$ 55,040
8	8" BENDS	EA	7	\$500.00	\$ 3,500
9	8" X 8" X 8" TEE	EA	4	\$600.00	\$ 2,400
10	8" X 8" X 6" TEE	EA	1	\$600.00	\$ 600
11	8" VALVE & BOX	EA	-	\$1,750.00	\$ -
12	6" PVC WATER LINE	EA	42	\$25.00	\$ 1,050
13	FIRE HYDRANT ASSEMBLY	EA	5	\$4,000.00	\$ 20,000
14	CONNECT TO EXISTING WATER	EA	-	\$15,000.00	\$ -
	PUBLIC WATER IMPROVEMENTS SUBTOTAL				\$ 92,590
PUBLIC STORM SEWER IMPROVEMENTS					
1	MOBILIZATION	LS	1	\$10,000.00	\$ 10,000
2	18" RCP STORM SEWER	LF	-	\$45.00	\$ -
3	24" RCP STORM SEWER	LF	-	\$70.00	\$ -
4	30" RCP STORM SEWER	LF	-	\$95.00	\$ -
5	36" RCP STORM SEWER	LF	978	\$120.00	\$ 117,360
6	48" RCP STORM SEWER	LF	95	\$190.00	\$ 18,050
7	TYPE 2 4' DIA. MANHOLE	EA	4	\$7,000.00	\$ 28,000
8	10' D-10-R CURB INLET	EA	4	\$8,000.00	\$ 32,000
9	NORTH WATER QUALITY & DETENTIONPOND	LS	-	\$75,000.00	\$ -
10	SOUTH WATER QUALITY & DETENTIONPOND	LS	-	\$150,000.00	\$ -
	PUBLIC STORM SEWER IMPROVEMENTS SUBTOTAL				\$ 205,410
PUBLIC SANITARY SEWER IMPROVEMENTS					
1	MOBILIZATION	LS	1	\$10,000.00	\$ 10,000
2	8" SDR 35 PVC SANITARY SEWER	LF	1,700	\$45.00	\$ 76,500
3	STD. 4' DIA. SANITARY MANHOLE	EA	8	\$3,500.00	\$ 28,000
4	CONNECT TO EXISTING SEWER	EA	-	\$5,000.00	\$ -
5	PIPELINE PRESSURE TESTING	LF	1,700	\$0.50	\$ 850
6	MANHOLE VACUUM TESTING	EA	8	\$400.00	\$ 3,200
7	VIDEO INSPECTIONS	LF	1,700	\$1.50	\$ 2,550
8	VIDEO INSPECTION MOBILIZATION	LS	-	\$500.00	\$ -
	PUBLIC SANITARY SEWER IMPROVEMENTS SUBTOTAL				\$ 121,100
STREET IMPROVEMENTS					
1	MOBILIZATION	LS	1	\$10,000.00	\$ 10,000
2	SUBGRADE PREP	SY	5,447	\$1.50	\$ 8,170

**CHAPEL HEIGHTS METRO DISTRICT
ENGINEER'S
OPINION OF PROBABLE COST**

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
3	6" ABC	SY	5,447	\$8.00	\$ 43,573
4	4" HBP	TON	1,341	\$90.00	\$ 120,665
5	5" HBP	TON	-	\$90.00	\$ -
6	TYPE 1 & 5 CURB AND GUTTER	LF	3,440	\$25.00	\$ 86,000
7	5' CONC WALK	SF	17,200	\$4.00	\$ 68,800
8	PEDESTRIAN RAMP	EA	9	\$1,500.00	\$ 13,500
9	TYP. STREET SIGN	EA	9	\$350.00	\$ 3,150
10	8' CONC CROSS PAN	EA	2	\$4,000.00	\$ 8,000
11	STRIPING	LS	1	\$10,000.00	\$ 10,000
	PUBLIC SURFACE IMPROVEMENTS SUBTOTAL				\$ 371,858
GRADING & EROSION CONTROL					
1	MOBILIZATION	LS	1	\$10,000.00	\$ 10,000
2	CLEAR AND GRUB	AC	9	\$2,500.00	\$ 22,500
3	EARTHWORK CUT & FILL	CY	40,000	\$2.50	\$ 100,000
4	VEHICLE TRACKING CONTROL	EA	1	\$2,500.00	\$ 2,500
5	SILT FENCE	LF	3,300	\$4.00	\$ 13,200
6	EROSION BALES	EA	50	\$25.00	\$ 1,250
7	INLET PROTECTION	EA	4	\$175.00	\$ 700
8	SEDIMENT BASIN	EA	1	\$2,000.00	\$ 2,000
9	RETAINING WALLS	SFF	12,000	\$30.00	\$ 360,000
10	CONCRETE WASHOUT BASIN	EA	1	\$1,000.00	\$ 1,000
11	SEED & MULCH	AC	9	\$1,200.00	\$ 10,800
	EROSION CONTROL SUBTOTAL				\$ 523,950
RECREATION, LANDSCAPE & IRRIGATION					
1	LANDSCAPE & IRRIGATION	SF	55,000	\$3.25	\$ 178,750
2	PARKS/PLAYGROUND EQUIPMENT	LS	0	\$250,000.00	\$ -
3	REMODEL OF CHAPEL FOR REC CENTER	LS	0	\$250,000.00	\$ -
	LANDSCAPE SUBTOTAL				\$ 178,750
TOTAL COST OF IMPROVEMENTS					
	SUBTOTAL OF IMPROVEMENTS				\$ 1,493,658
	10% SURCHARGE/CONTINGENCY	LS		10%	\$ 149,366
	3% DESIGN & SURVEY	LS		3%	\$ 44,810
	3% MATERIAL TEST	LS		3%	\$ 44,810
	1.5% INSPECTION FEES	LS		1.5%	\$ 22,405
	TOTAL IMPROVEMENTS ASSURANCE AMOUNT				\$ 1,755,048

Disclaimer:

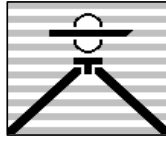
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Prepared for and on the Behalf of:
Drexel, Barrell & Co.



Tim D. McConnell, Colorado P.E. #33797

**CHAPEL HEIGHTS METRO DISTRICT
ENGINEER'S
OPINION OF PROBABLE COST**



DREXEL BARRELL & Co.
Engineers - Surveyors
FAX 719-260-8352
PHONE 719-260-0887

PROJECT NAME: Chapel Heights Metro District For Sale Area
DATE: 6/7/2019
PROJECT NUMBER: 21286-01
CALC. BY: TDM

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
PUBLIC WATER IMPROVEMENTS					
1	MOBILIZATION	LS	1	\$10,000.00	\$ 10,000
2	12" PVC WATER LINE	LF	2,094	\$50.00	\$ 104,700
3	12" BENDS	EA	2	\$1,000.00	\$ 2,000
4	12" X 12" X 8" TEE	EA	1	\$1,500.00	\$ 1,500
5	12" X 12" X 6" TEE	EA	2	\$1,200.00	\$ 2,400
6	12" VALVE & BOX	EA	7	\$2,500.00	\$ 17,500
7	8" PVC WATER LINE	LF	8,061	\$32.00	\$ 257,952
8	8" BENDS	EA	26	\$500.00	\$ 13,000
9	8" X 8" X 8" TEE	EA	11	\$600.00	\$ 6,600
10	8" X 8" X 6" TEE	EA	12	\$600.00	\$ 7,200
11	8" VALVE & BOX	EA	52	\$1,750.00	\$ 91,000
12	6" PVC WATER LINE	EA	475	\$25.00	\$ 11,875
13	FIRE HYDRANT ASSEMBLY	EA	15	\$4,000.00	\$ 60,000
14	CONNECT TO EXISTING WATER	EA	2	\$15,000.00	\$ 30,000
	PUBLIC WATER IMPROVEMENTS SUBTOTAL				\$ 615,727
PUBLIC STORM SEWER IMPROVEMENTS					
1	MOBILIZATION	LS	1	\$10,000.00	\$ 10,000
2	18" RCP STORM SEWER	LF	232	\$45.00	\$ 10,440
3	24" RCP STORM SEWER	LF	1,656	\$70.00	\$ 115,920
4	30" RCP STORM SEWER	LF	624	\$95.00	\$ 59,280
5	36" RCP STORM SEWER	LF	64	\$120.00	\$ 7,680
6	48" RCP STORM SEWER	LF	-	\$190.00	\$ -
7	TYPE 2 4' DIA. MANHOLE	EA	6	\$7,000.00	\$ 42,000
8	10' D-10-R CURB INLET	EA	13	\$8,000.00	\$ 104,000
9	NORTH WATER QUALITY & DETENTIONPOND	LS	1	\$75,000.00	\$ 75,000
10	SOUTH WATER QUALITY & DETENTIONPOND	LS	1	\$150,000.00	\$ 150,000
	PUBLIC STORM SEWER IMPROVEMENTS SUBTOTAL				\$ 574,320
PUBLIC SANITARY SEWER IMPROVEMENTS					
1	MOBILIZATION	LS	1	\$10,000.00	\$ 10,000
2	8" SDR 35 PVC SANITARY SEWER	LF	8,377	\$45.00	\$ 376,965
3	STD. 4' DIA. SANITARY MANHOLE	EA	37	\$3,500.00	\$ 129,500
4	CONNECT TO EXISTING SEWER	EA	1	\$5,000.00	\$ 5,000
5	PIPELINE PRESSURE TESTING	LF	8,377	\$0.50	\$ 4,189
6	MANHOLE VACUUM TESTING	EA	37	\$400.00	\$ 14,800
7	VIDEO INSPECTIONS	LF	8,377	\$1.50	\$ 12,566
8	VIDEO INSPECTION MOBILIZATION	LS	1	\$500.00	\$ 500
	PUBLIC SANITARY SEWER IMPROVEMENTS SUBTOTAL				\$ 553,519
STREET IMPROVEMENTS					
1	MOBILIZATION	LS	1	\$10,000.00	\$ 10,000
2	SUBGRADE PREP	SY	32,158	\$1.50	\$ 48,236

**CHAPEL HEIGHTS METRO DISTRICT
ENGINEER'S
OPINION OF PROBABLE COST**

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
3	6" ABC	SY	32,158	\$8.00	\$ 257,260
4	4" HBP	TON	6,283	\$90.00	\$ 565,510
5	5" HBP	TON	1,632	\$90.00	\$ 146,902
6	TYPE 1 & 5 CURB AND GUTTER	LF	20,310	\$25.00	\$ 507,750
7	5' CONC WALK	SF	101,550	\$4.00	\$ 406,200
8	PEDESTRIAN RAMP	EA	105	\$1,500.00	\$ 157,500
9	TYP. STREET SIGN	EA	54	\$350.00	\$ 18,900
10	8' CONC CROSS PAN	EA	10	\$4,000.00	\$ 40,000
11	STRIPING	LS	1	\$10,000.00	\$ 10,000
	PUBLIC SURFACE IMPROVEMENTS SUBTOTAL				\$ 2,168,259
GRADING & EROSION CONTROL					
1	MOBILIZATION	LS	1	\$10,000.00	\$ 10,000
2	CLEAR AND GRUB	AC	33	\$2,500.00	\$ 82,500
3	EARTHWORK CUT & FILL	CY	110,000	\$2.50	\$ 275,000
4	VEHICLE TRACKING CONTROL	EA	2	\$2,500.00	\$ 5,000
5	SILT FENCE	LF	6,500	\$4.00	\$ 26,000
6	EROSION BALES	EA	150	\$25.00	\$ 3,750
7	INLET PROTECTION	EA	13	\$175.00	\$ 2,275
8	SEDIMENT BASIN	EA	3	\$2,000.00	\$ 6,000
9	RETAINING WALLS	SFF	48,000	\$30.00	\$ 1,440,000
10	CONCRETE WASHOUT BASIN	EA	1	\$1,000.00	\$ 1,000
11	SEED & MULCH	AC	33	\$1,200.00	\$ 39,600
	EROSION CONTROL SUBTOTAL				\$ 1,891,125
RECREATION, LANDSCAPE & IRRIGATION					
1	LANDSCAPE & IRRIGATION	SF	165,000	\$3.25	\$ 536,250
2	PARKS/PLAYGROUND EQUIPMENT	LS	1	\$250,000.00	\$ 250,000
3	REMODEL OF CHAPEL FOR REC CENTER	LS	1	\$250,000.00	\$ 250,000
	LANDSCAPE SUBTOTAL				\$ 1,036,250
TOTAL COST OF IMPROVEMENTS					
	SUBTOTAL OF IMPROVEMENTS				\$ 6,839,200
	10% SURCHARGE/CONTINGENCY	LS		10%	\$ 683,920
	3% DESIGN & SURVEY	LS		3%	\$ 205,176
	3% MATERIAL TEST	LS		3%	\$ 205,176
	1.5% INSPECTION FEES	LS		1.5%	\$ 102,588
	TOTAL IMPROVEMENTS ASSURANCE AMOUNT				\$ 8,036,059

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Prepared for and on the Behalf of:

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