

**ENGINEER'S ESTIMATE OF PROBABLE COST**  
FOR  
**THE RIDGE AT SANDS CREEK**  
**METROPOLITAN DISTRICT**

Prepared For:

**The Landuis Company**  
**212 N. Wahsatch Avenue, Suite 301**  
**Colorado Springs, Colorado 80903**

Prepared By:



102 East Pikes Peak, 5<sup>th</sup> Floor  
Colorado Springs, CO 80903  
(719) 955-5485

Date Prepared:

**March 26, 2019**

**TOTAL IMPROVEMENTS**  
**\$2,655,702.67**

THE RIDGE AT SANDS CREEK  
 METROPOLITAN DISTRICT

BASED ON DEVELOPMENT PLAN DATED - April 4, 2019

**IMPROVEMENT COST SUMMARY**

<b>DESCRIPTION</b>		AMOUNT
GRADING AND EROSION CONTROL		\$ 647,000.00
STREETS (ONSITE)		\$ 743,066.67
WATER SYSTEM		\$ 268,000.00
SANITARY SYSTEM		\$ 223,000.00
STORM SYSTEM		\$ 268,240.00
PARKS AND LANDSCAPING		\$ 160,000.00
ENGINEERING/DESIGN/CONSTRUCTION - 15%		\$ 346,396.00
<b>TOTAL</b>		<b>\$ 2,655,702.67</b>

THE RIDGE AT SANDS CREEK METROPOLITAN DISTRICT

GRADING AND EROSION CONTROL

**IMPROVEMENT COST**

<b>DESCRIPTION</b>	<b>UNIT</b>	<b>QUANTITY</b>	<b>UNIT COST</b>	<b>AMOUNT</b>
Clearing and Grubbing	AC	19	\$ 8,000.00	\$ 152,000.00
Earthwork (Cut and Fill)	CY	100,000	\$ 4.00	\$ 400,000.00
Earthwork (Export)	CY	5,000	\$ 15.00	\$ 75,000.00
Miscellaneous	LS	1	\$ 20,000.00	\$ 20,000.00
<b>Subtotal Grading &amp; Erosion Control</b>				<b>\$ 647,000.00</b>

THE RIDGE AT SANDS CREEK METROPOLITAN DISTRICT

STREETS (ONSITE)

**IMPROVEMENT COST**

<b>DESCRIPTION</b>	<b>UNIT</b>	<b>QUANTITY</b>	<b>UNIT COST</b>	<b>AMOUNT</b>
Road Subgrade	SY	10,667	\$ 2.00	\$ 21,333.33
Full Depth Asphalt (Assumed)	SY	10,667	\$ 32.00	\$ 341,333.33
8-inch Type 1 Curb & Gutter	LF	1280	\$ 18.00	\$ 23,040.00
6-inch Type 5 Curb & Gutter	LF	5,120	\$ 18.00	\$ 92,160.00
5-foot Detached Sidewalk (6")	LF	6,400	\$ 25.00	\$ 160,000.00
ADA Ramps	EA	16	\$ 2,000.00	\$ 32,000.00
Crosspan	EA	10	\$ 4,000.00	\$ 40,000.00
Signs	EA	8	\$ 400.00	\$ 3,200.00
Striping	LS	1	\$ 10,000.00	\$ 10,000.00
Miscellaneous	LS	1	\$ 20,000.00	\$ 20,000.00
<b>Subtotal Streets (Onsite)</b>				<b>\$ 743,066.67</b>

THE RIDGE AT SANDS CREEK METROPOLITAN DISTRICT

WATER SYSTEM

**IMPROVEMENT COST**

<b>DESCRIPTION</b>	<b>UNIT</b>	<b>QUANTITY</b>	<b>UNIT COST</b>	<b>AMOUNT</b>
8-inch HDPE	LF	3,200	\$ 60.00	\$ 192,000.00
8-inch Wet Tap	EA	2	\$ 500.00	\$ 1,000.00
8-inch Gate Valve	EA	7	\$ 3,000.00	\$ 21,000.00
12-inch Gate Valve	EA		\$ 4,000.00	\$ -
8-inch - Tee3	EA	7	\$ 2,000.00	\$ 14,000.00
8-inch - Plug and Blowoff	EA	2	\$ 2,500.00	\$ 5,000.00
8x6-inch - Fire Hydrant Assembly	EA	5	\$ 4,000.00	\$ 20,000.00
Miscellaneous	LS	1	\$ 15,000.00	\$ 15,000.00
<b>Subtotal Water System</b>				<b>\$ 268,000.00</b>

THE RIDGE AT SANDS CREEK METROPOLITAN DISTRICT

SANITARY SYSTEM

**IMPROVEMENT COST**

DESCRIPTION	UNIT	QUANTITY	UNIT COST	AMOUNT
8-inch PVC	LF	3,200	\$ 45.00	\$ 144,000.00
4-foot Manhole	EA	6	\$ 3,500.00	\$ 21,000.00
5-foot Manhole	EA	10	\$ 4,000.00	\$ 40,000.00
Connect to existing Manhole	EA	1	\$ 3,000.00	\$ 3,000.00
Miscellaneous	LS	1	\$ 15,000.00	\$ 15,000.00
<b>Subtotal Sanitary System</b>				<b>\$ 223,000.00</b>

THE RIDGE AT SANDS CREEK METROPOLITAN DISTRICT

STORM SYSTEM

**IMPROVEMENT COST**

DESCRIPTION	UNIT	QUANTITY	UNIT COST	AMOUNT
18" 85 LF 24" 27LF Storm Main	LF	112	\$ 120.00	\$ 13,440.00
30" 70LF + 36" 330LFStorm Main	LF	400	\$ 140.00	\$ 56,000.00
24" Bend	EA		\$ 2,000.00	\$ -
18", 30" and 36" FES	EA	3	\$ 22,000.00	\$ 66,000.00
4' Inlet	EA	3	\$ 8,000.00	\$ 24,000.00
8' Inlet	EA	1	\$ 12,000.00	\$ 12,000.00
Outlet Structure	EA	1	\$ 25,000.00	\$ 25,000.00
WQCV Pond	EA	1	\$ 40,000.00	\$ 40,000.00
Cobble Swale	LF	60	\$ 30.00	\$ 1,800.00
3' wide Sidewalk Chase	EA	1	\$ 5,000.00	\$ 5,000.00
Miscellaneous	LS	1	\$ 25,000.00	\$ 25,000.00
<b>Subtotal Storm System</b>				<b>\$ 268,240.00</b>

THE RIDGE AT SANDS CREEK METROPOLITAN DISTRICT

PARKS AND LANDSCAPING

**IMPROVEMENT COST**

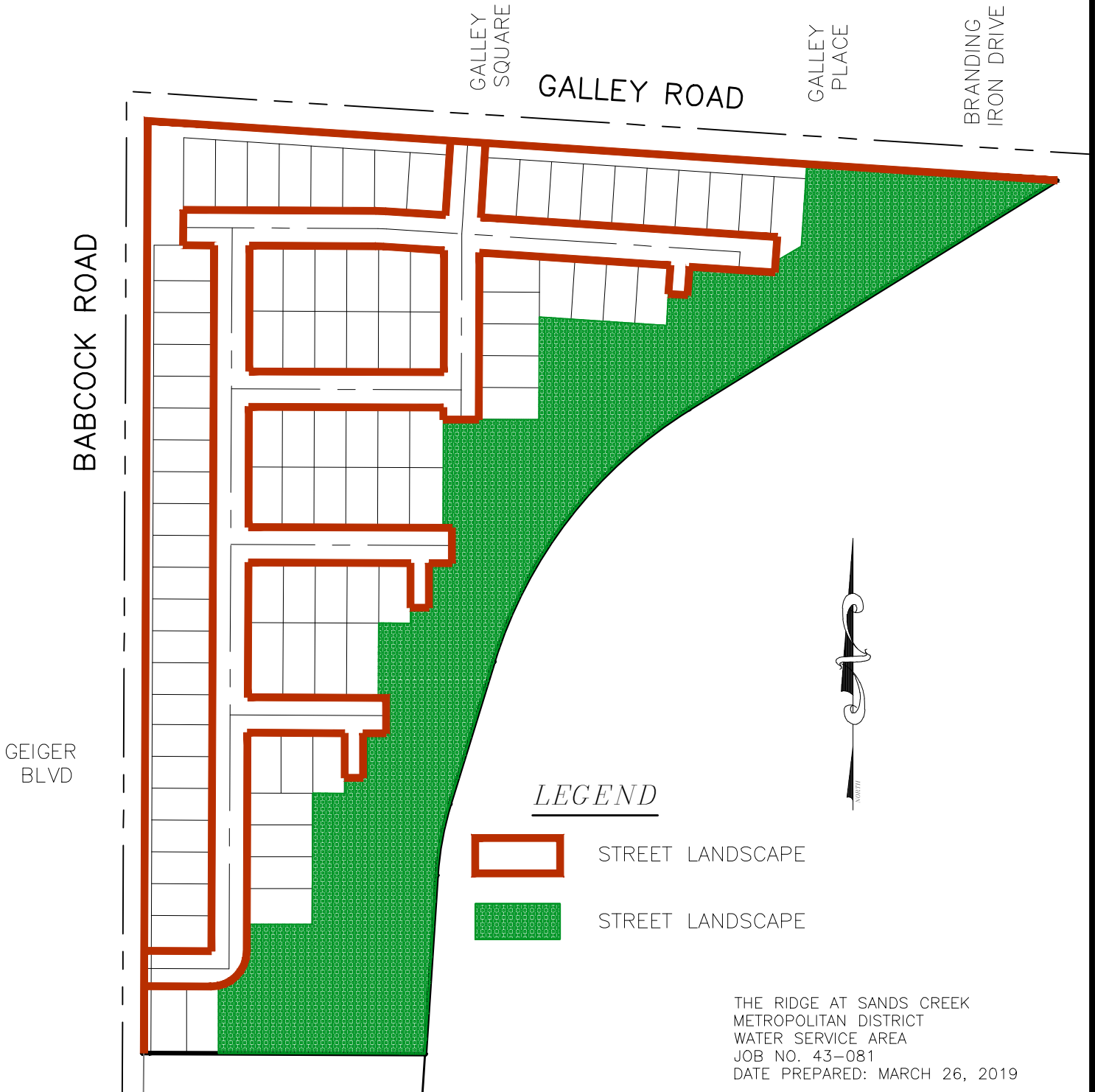
<b>DESCRIPTION</b>	<b>UNIT</b>	<b>QUANTITY</b>	<b>UNIT COST</b>	<b>AMOUNT</b>
Parks and landscape	LS	1	\$ 150,000.00	\$ 150,000.00
Miscellaneous	LS	1	\$ 10,000.00	\$ 10,000.00
<b>Subtotal Parks and Landscaping</b>				<b>\$ 160,000.00</b>



# THE RIDGE AT SAND CREEK

## METROPOLITAN DISTRICT

### PARKS/OPEN SPACE LANDSCAPE AREA



GEIGER  
BLVD

BABCOCK ROAD

GALLEY  
SQUARE

GALLEY ROAD

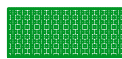
GALLEY  
PLACE

BRANDING  
IRON DRIVE

LEGEND



STREET LANDSCAPE



STREET LANDSCAPE

THE RIDGE AT SANDS CREEK  
METROPOLITAN DISTRICT  
WATER SERVICE AREA  
JOB NO. 43-081  
DATE PREPARED: MARCH 26, 2019



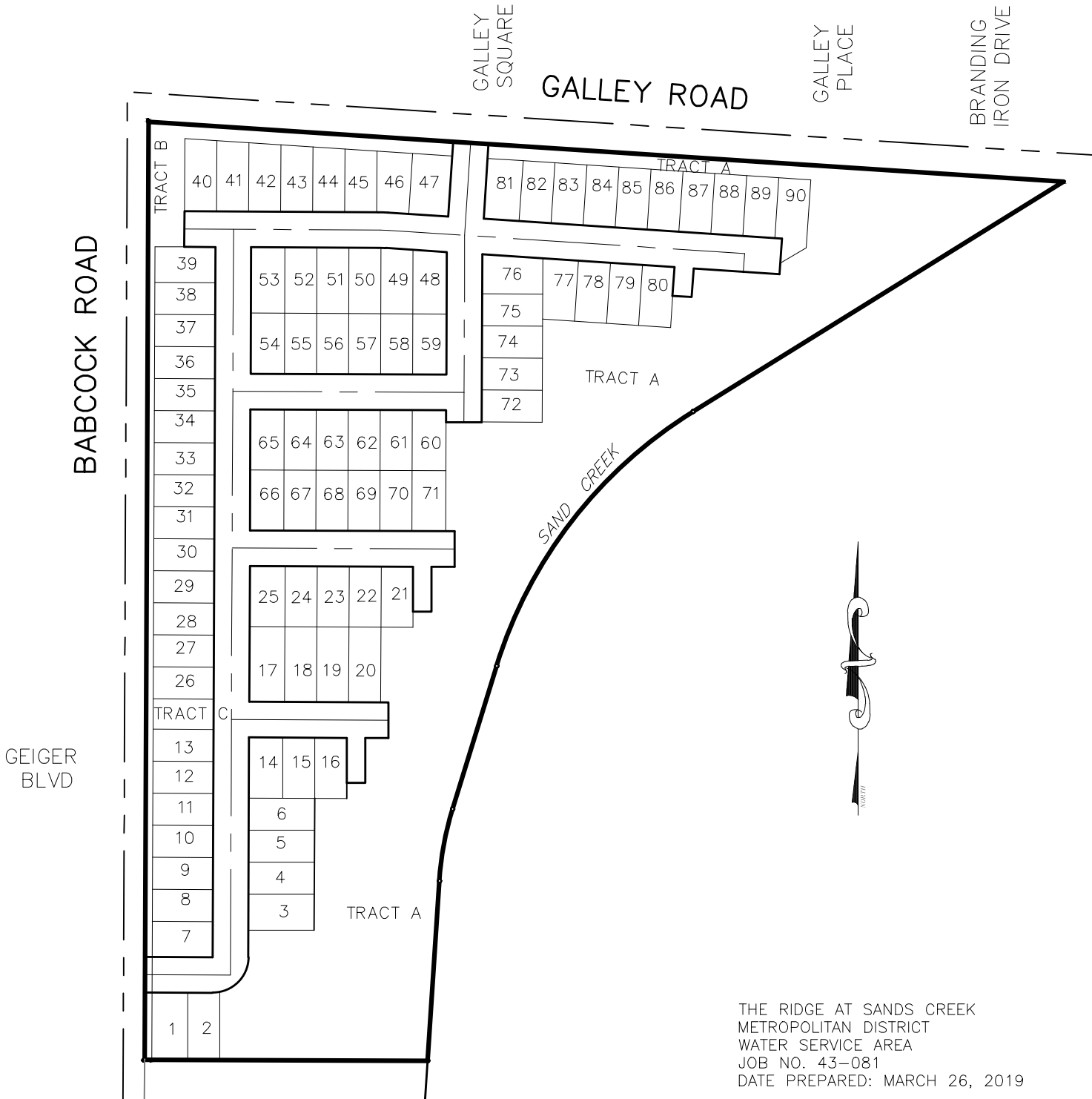
102 E. PIKES PEAK AVE., 5TH FL.  
COLORADO SPRINGS,  
COLORADO 80903  
719.955.5485

SCALE: 1" = 200'

# THE RIDGE AT SAND CREEK

## METROPOLITAN DISTRICT

### RESIDENTIAL SERVICE AREA



SCALE: 1" = 200'

THE RIDGE AT SANDS CREEK  
 METROPOLITAN DISTRICT  
 WATER SERVICE AREA  
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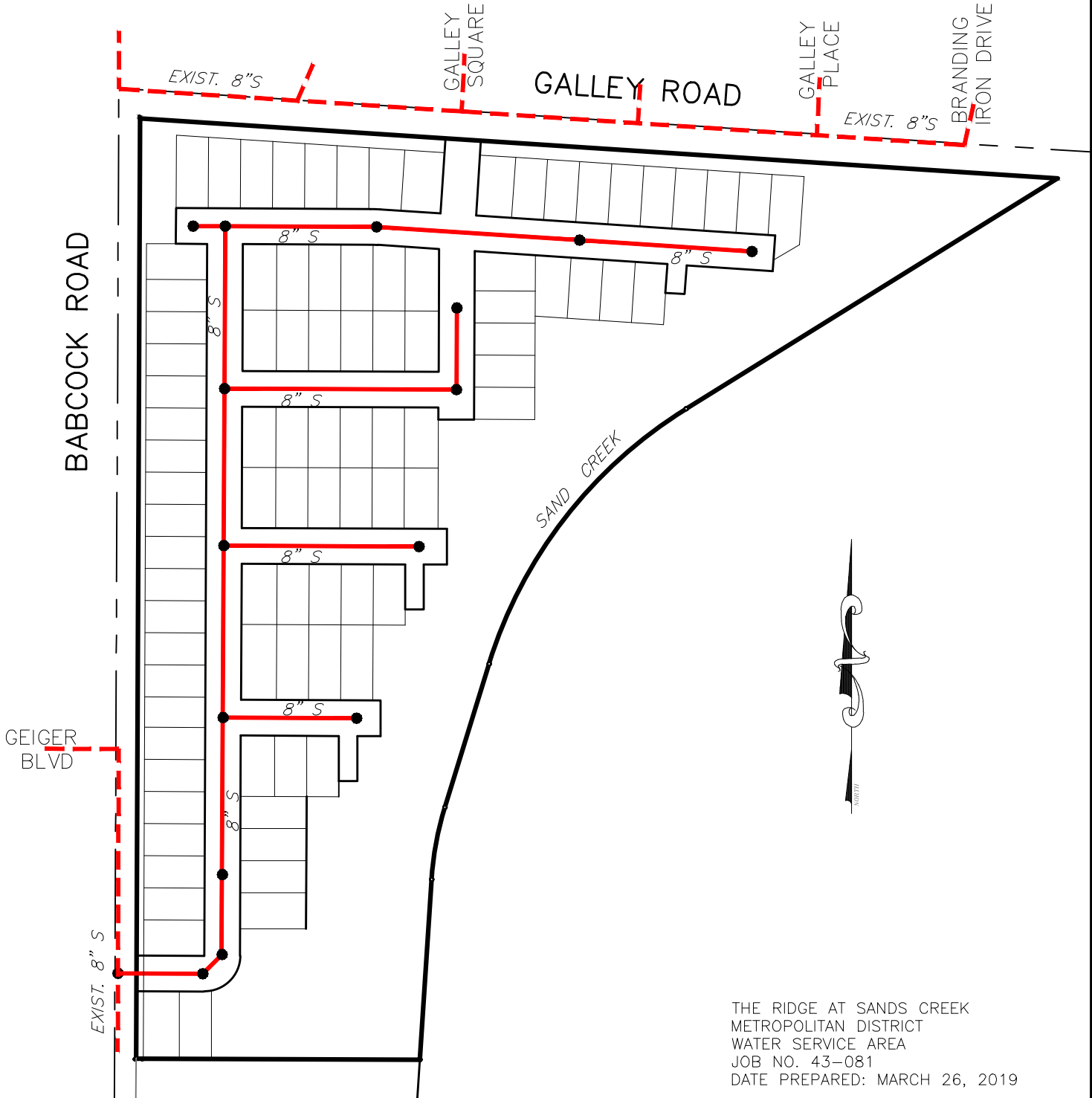


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# THE RIDGE AT SAND CREEK

## METROPOLITAN DISTRICT

### SEWER SERVICE AREA



THE RIDGE AT SANDS CREEK  
 METROPOLITAN DISTRICT  
 WATER SERVICE AREA  
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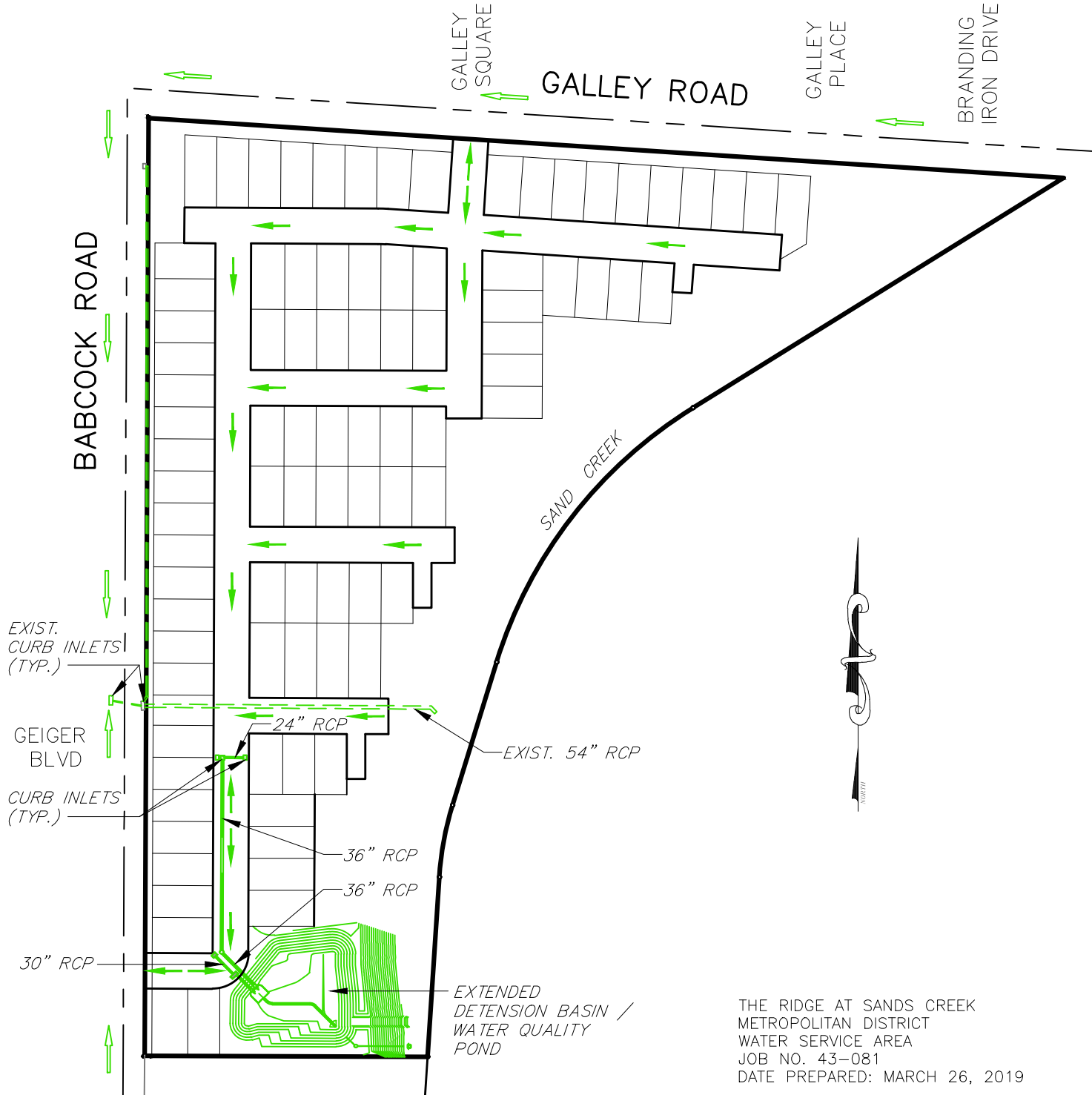
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# THE RIDGE AT SAND CREEK

## METROPOLITAN DISTRICT

### STREET/STORM SERVICE AREA



SCALE: 1" = 200'

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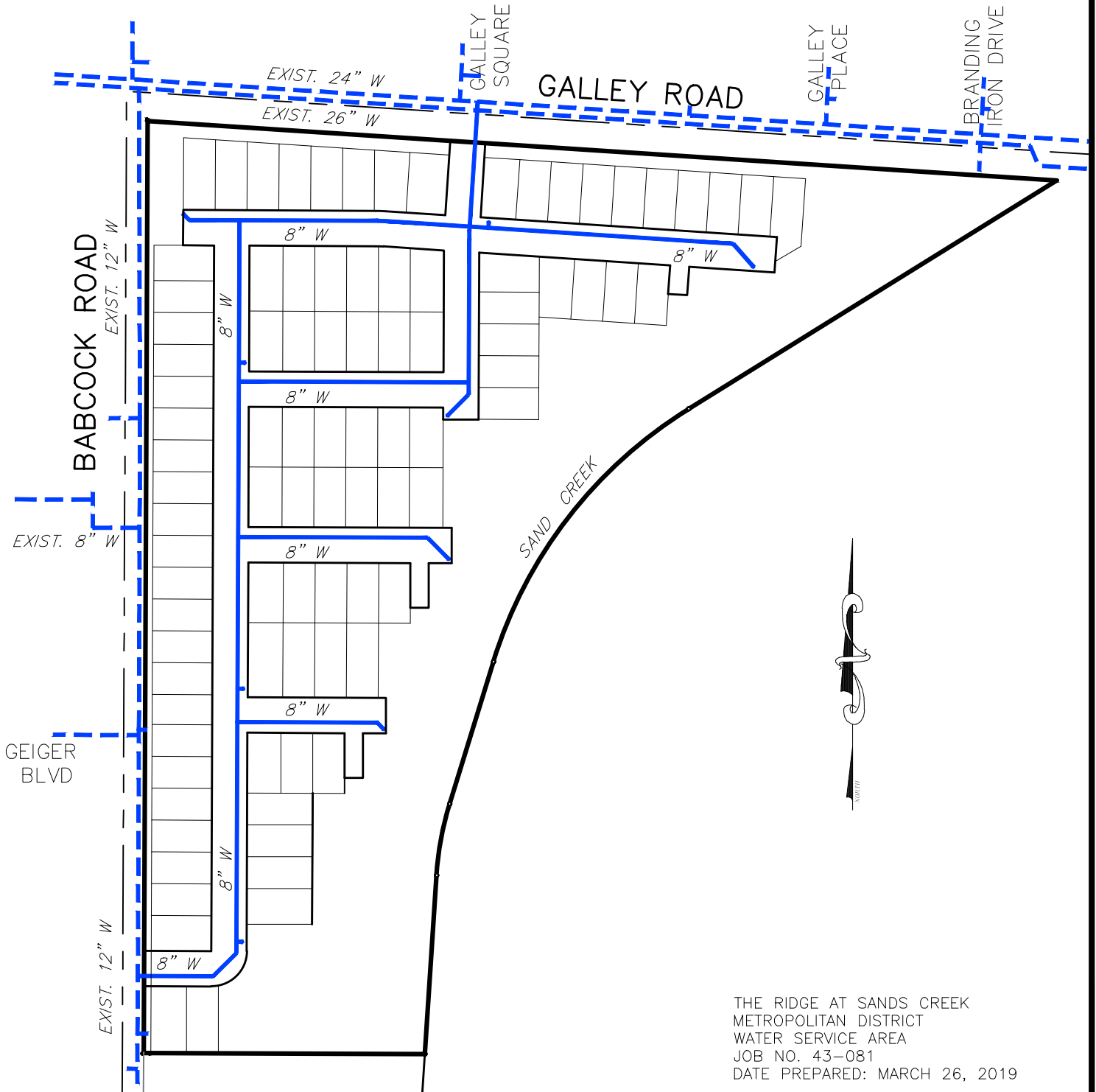


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# THE RIDGE AT SAND CREEK

## METROPOLITAN DISTRICT

### WATER SERVICE AREA



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