Kimley»Horn

Preliminary Engineering Opinion of Probable Construction Cost (EOPCC)

Miller Downs - Onsite Horizontal Improvements

Colorado Springs, CO
Prepared By: Maria Langer
Checked By: Noah Brehmer
Date Prepared: 6/30/2025
See bottom of EOPCC for footnotes and assumptions

1.0 PUBLIC ROADWAY IMPROVEMENTS		Quantity	Units	Unit Cost	Cost	Notes/Assumptions
1.01	Subgrade Preparation	16,457	SY	$ 3.50	$ 57,600	
1.02	Asphalt Pavement and Base Course	16,457	SY	$ 38.00	$ 625,374	
1.03	Aggregate Base Course	2,743	CY	$ 66.00	$ 181,029	Assuming 6" ABC section.
1.04	Curb & Gutter (Vertical and Mountable)	8,082	LF	$ 38.00	$ 307,097	Assumes mountable curb for driveways. Assumes same cost of vertical and mountable curb.
1.05	Cross Pan	210	LF	$ 79.00	$ 16,590	
1.06	Concrete Sidewalk	3,990	SY	$ 62.00	$ 247,392	
1.07	Curb Ramp	22	EA	$ 1,496.00	$ 32,912	
1.08	Street Signs	18	EA	$ 1,200.00	$ 21,600	
1.09	Street Lights	22	EA	$ 12,000.00	$ 264,000	Assuming 1 light per acre
			Sub-Total:	**$**	**1,753,594**	

2.0 SANITARY SEWER IMPROVEMENTS		Quantity	Units	Price	Cost	Notes/Assumptions
2.01	Sanitary Manhole (4' DIA)	8	EA	$ 7,000.00	$ 56,000	Assumes gravity sewer
2.02	8-inch Sanitary Sewer Main (PVC)	3,174	LF	$ 65.00	$ 206,340	Assumes gravity sewer
2.03	Sanitary Sewer Service	141	EA	$ 2,000.00	$ 282,000	Assumes gravity sewer
			Sub-Total:	**$**	**544,340**	

3.0 WATER IMPROVEMENTS		Quantity	Units	Price	Cost	Notes/Assumptions
3.01	8-Inch Watermain (PVC)	4,030	LF	$ 160.00	$ 644,731	
3.02	8-inch Gate Valve	35	EA	$ 2,418.00	$ 84,630	
3.03	Water Service	141	EA	$ 1,723.00	$ 242,943	
3.04	Fire Hydrant Assembly	6	EA	$ 8,584.00	$ 51,504	
			Sub-Total:	**$**	**1,023,808**	

4.0 STORM SEWER IMPROVEMENTS		Quantity	Units	Price	Cost	Notes/Assumptions
4.01	Storm Manhole (5' DIA)	10	EA	$ 12,000.00	$ 120,000	
4.02	Type R Inlet (5')	7	EA	$ 9,377.00	$ 65,639	
4.03	Type R Inlet (10')	3	EA	$ 10,230.00	$ 30,690	
4.04	Type R Inlet (15')	3	EA	$ 13,835.00	$ 41,505	
4.05	Type 13 Grated Inlet	2	EA	$ 6,037.00	$ 12,074	
4.06	18-inch Storm Sewer (RCP)	1,120	LF	$ 82.00	$ 91,879	
4.07	24-inch Storm Sewer (RCP)	107	LF	$ 98.00	$ 10,486	
4.08	30-inch Storm Sewer (RCP)	1,126	LF	$ 123.00	$ 138,498	
4.09	36-inch Storm Sewer (RCP)	60	LF	$ 151.00	$ 9,060	
4.10	Concrete Box Culvert	151	LF	$ 1,000.00	$ 151,000	
4.1 POND IMPROVEMENTS						
4.11	24-inch Storm Sewer (RCP) Outfall Pipe	78	LF	$ 98.00	$ 7,644	
4.12	24-inch FES	1	EA	$ 500.00	$ 500	
4.13	Forebay	100	SY	$ 175.00	$ 17,500	
4.14	Soil Rip Rap	192	TONS	$ 104.00	$ 19,968	
4.15	Concrete Trickle Channel	7	CY	$ 741.00	$ 5,417	
4.16	Signage	2	EA	$ 350.00	$ 700	City requires 2 signs to be posted within Pond.
4.17	Maintenance Access Road	150	CY	$ 66.00	$ 9,891	
4.18	Outlet Structure	1	EA	$ 25,000.00	$ 25,000	
			Sub-Total:	**$**	**757,451**	

SEE NEXT PAGE FOR CONTINUATION OF HORIZONTAL IMPROVEMENT COSTS

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5.0 GRADING AND EROSION CONTROL (GEC) IMPROVEMENTS		Quantity	Units	Price	Cost	Notes/Assumptions
5.01	Cut/Fill Balance	1,500	CY	$ 30.00	$ 45,000	Raw earthwork balance = ~6,500 CY (Fill), flatwork volume = ~5,000 CY
5.02	Earthwork/Grading	50,000	CY	$ 5.00	$ 250,000	This cost assumes a balance site and only accounts for on-site earthwork and grading.
			Sub-Total:	**$**	**295,000**	

6.0 DRY UTILITIES		Quantity	Units	Price	Cost	Notes/Assumptions
6.01	Electric Conduit (CSU's Fee for Aid to Construction)	5,000	LF	$ 55.83	$ 279,150	
6.02	Electric Conduit (CSU's Electric Extension Design Fee)	141	EA	$ 49.50	$ 6,980	
			Sub-Total:	**$**	**286,130**	

7.0 CREEK AND WETLAND IMPROVEMENTS		Quantity	Units	Price	Cost	Notes/Assumptions
7.01	Mobilization	1	LS	$ 78,000.00	$ 78,000	
7.02	Water Control	1	LS	$ 60,000.00	$ 60,000	
7.03	Surveying	1	LS	$ 39,000.00	$ 39,000	
7.04	Earthwork	1	LS	$ 58,500.00	$ 58,500	
7.05	Erosion Control	1	LS	$ 16,700.00	$ 16,700	
7.06	Riprap	1	LS	$ 280,000.00	$ 280,000	
7.07	Check Structures (8 total)	1	LS	$ 372,100.00	$ 372,100	
7.08	Revegetation	1	LS	$ 46,700.00	$ 46,700	
7.09	Contech Pedestrian Truss Bridge	1	LS	$ 700,000.00	$ 700,000	Assuming a Continental Truss system will suffice for the required span
7.10	Drilled Pier Foundation and abutments	2	EA	$ 200,000.00	$ 400,000	
7.11	Crane Mobilization	1	EA	$ 100,000.00	$ 100,000	
7.12	Structural Engineering/Design Fee	1	LS	$ 50,000.00	$ 50,000	
			Sub-Total:	**$**	**2,201,000**	

8.0 PROPOSED LANDSCAPE IMPROVEMENTS		Quantity	Units	Price	Cost	Notes/Assumptions
	Irrigation					
8.01	Irrigated Turf Grass	8,458	SF	$ 1.50	$ 12,687	Seed 3
	Landscape					
8.02	Canopy Tree	357	EA	$ 600.00	$ 214,200	
8.03	Evergreen Tree	63	EA	$ 700.00	$ 44,100	
8.04	Ornamental Tree	7	EA	$ 450.00	$ 3,150	
8.05	Native Seed	107,645	SF	$ 0.30	$ 32,294	Seed 1 and Seed 2
8.06	Shrubs	3,500	EA	$ 90.00	$ 315,000	
	Planting Accessories					
8.07	Boulders (24")	40	EA	$ 310.00	$ 12,400	
8.08	Site Furnishings Allowance	1	LS	$ 25,000.00	$ 25,000	
	Contractor Costs					
8.09	General Construction and Mobilization		10%		$ 65,883	
			Sub-Total:	**$**	**724,714**	

SEE NEXT PAGE FOR DEVELOPMENT FEES

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9.0 DEVELOPMENT FEES		Quantity	Units	Price	Cost
	Land Use Review Fees				
9.01	Annexation ($2,257.5 plus $31.50 per acre for the first 100 acres; $10.50 per acre thereafter)	1	EA	$ 2,930.00	$ 2,930
9.02	Development Agreement	1	EA	$ 1,330.00	$ 1,330
9.03	Zone Change with Land Use Plan ($2,140 plus $30 per acre)	1	EA	$ 2,780.00	$ 2,780
9.04	Development Plan ($1,596 plus $31.50 per acre)	1	EA	$ 2,267.00	$ 2,267
9.05	Subdivision Plat ($1,155 plus $31.50 per acre)	1	EA	$ 1,826.00	$ 1,826
9.06	Final Landscape Plan	1	EA	$ 231.00	$ 231
9.07	Irrigation Plan	1	EA	$ 504.00	$ 504
	Engineering Review Fees				
9.08	Annexation ($2,449 plus $35 per acre for the first 100 acres; $15 per acre thereafter)	1	EA	$ 3,219.00	$ 3,219
9.09	Development Agreement	1	EA	$ 1,638.00	$ 1,638
9.10	Zone Change ($687 plus $2 per acre)	1	EA	$ 731.00	$ 731
9.11	Development Plan ($1,023 plus $4 per lot)	1	EA	$ 1,619.00	$ 1,619
9.12	Subdivision Plat ($479 plus $1 per lot)	1	EA	$ 628.00	$ 628
	Fire Review Fees				
9.13	Annexation	1	EA	$ 248.00	$ 248
9.14	Development Plan	1	EA	$ 248.00	$ 248
9.15	Construction Document	1	EA	$ 140.00	$ 140
	Colorado Springs Utilities Review Fees	**1**	**EA**		
9.16	Annexation	1	EA	$ 479.00	$ 479
9.17	Development Plan	1	EA	$ 800.00	$ 800
9.18	Subdivision Plat	1	EA	$ 111.00	$ 111
9.19	Hydraulic Analysis Report	1	EA	$ 1,600.00	$ 1,600
9.20	Electric Extension Design ($249 per extension, $49.50 per lot)	1	EA	$ 7,477.50	$ 7,478
9.21	Gas Extension Design ($249 per extension, $49.50 per lot)	1	EA	$ 7,477.50	$ 7,478
9.22	Recovery Zone Lot Development Costs (Per CSU provided Cost Recovery Estimate)	141	EA	$ 2,264.55	$ 319,302
	Colorado Springs Stormwater Enterprise (SWENT) Review Fees				
9.22	Final Drainage Report	1	EA	$ 4,085.00	$ 4,085
9.23	Permanent Control Measure Plan (Detention Pond Plan)	1	EA	$ 2,150.00	$ 2,150
9.24	Storm Sewer Plan and Profile >200 Linear Feet	1	EA	$ 2,150.00	$ 2,150
9.25	Grading and Erosion Control Plan	1	EA	$ 645.00	$ 645
9.26	Construction Stormwater Management Report	1	EA	$ 645.00	$ 645
9.27	Channel Design Report	1	EA	$ 4,085.00	$ 4,085
9.28	Channel Design Plan	1	EA	$ 2,150.00	$ 2,150
	Fees Paid at Plat Recordation				
9.29	Drainage Bridge and Pond Fees ($23,688 per acre drainage fee)	21.3	AC	$ 23,688.00	$ 504,554
	Engineering Fees				
9.3	KH Engineering Fees (Per signed contract as of 6/18/25)	1	LS	$ 483,010.00	$ 483,010
			Sub-Total:	**$**	**878,050**

Horizontal Construction Sub-Total (Sections 1.0 - 8.0):	**$**	**7,586,036**
Horizontal Construction Contingency (25% of Sub-Total)	**$**	**1,896,509**
Development Review Fees Sub-Total	**$**	**878,050**
Preliminary Total Project Cost:	**$**	**10,360,595**

Basis for Cost Projection:

- ☐ No Design Completed
- ☑ Conceptual Design
- ☐ Final Design

This OPC is not intended for basing financial decisions, or securing funding. Since Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. Contractor shall be responsible for their own take off and bid numbers. The quantities shown herein shall not be used for bidding purposes and may not be all inclusive.

Notes and Assumptions

1. **Quantities provided are approximate. This quantity has been estimated based on a 141 unit count and more specifically from the Development Plan application submitted on 6/3/25 unless otherwise noted.**
2. **Unit Cost is based on El Paso County 2024 Financial Assurance Estimate form.**
3. **Engineering Fee Estimates are provided for reference only and actual fees will be based on a Contract Amendment at a later date.**
4. **Development Fees are based on 2025 rate schedule, expected increase in 2026.**