

**CASCADE ENGINEERING
AND DRAINAGE, INC.**

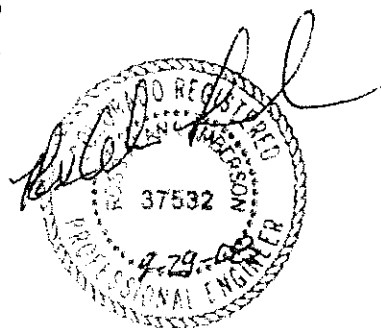
PO BOX 1406, FRASER, CO 80442
(970)726-4105 (970)726-4743 FAX

OPINION OF PROBABLE COSTS

PROJECT: THE RIDGE AT WINTER PARK CONDOMINIUM
Tracts D, E, F, & G, The Ridge at Winter Park Ranch Subdivision

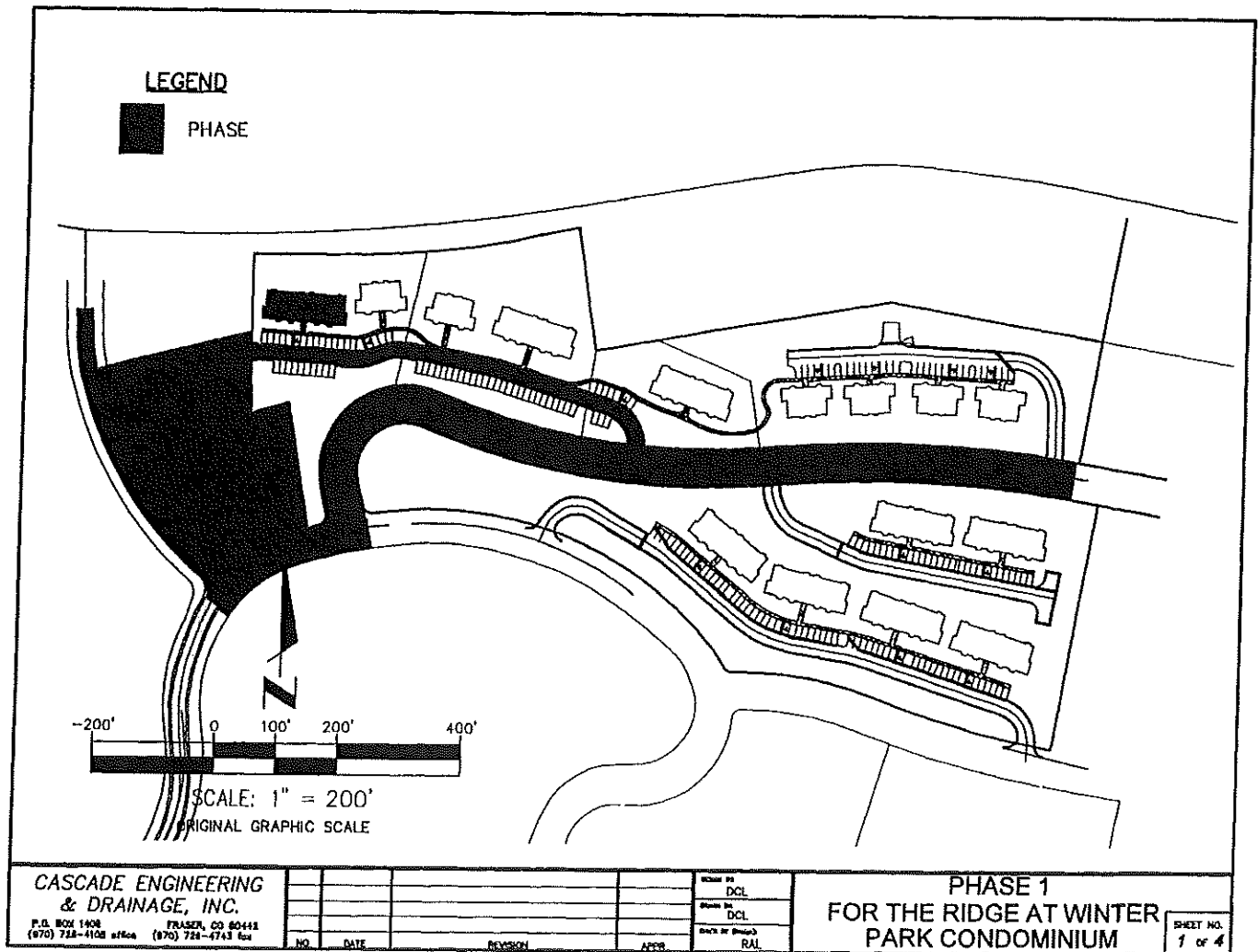
PHASE I

		9/25/2008			
IMPROVEMENT		QTY	UNIT	UNIT COST	EST TOTAL COST
Road/Drive	Site Clearing/Slash Removal	1	LS	\$15,000	\$15,000
	Subgrade Construction- FILL	3550	CY	\$4.5	\$15,975
	Subgrade Construction- CUT	3020	CY	\$3.5	\$10,570
	Import fill material	530	CY	\$10.5	\$5,565
	Topsoil removal and stockpile (inc. w/cut)	1	LS	\$2,000	\$2,000
	Topsoil export from site (excess)	1	LS	\$1,000	\$1,000
	Surfacing (sub-base, base) 7" A.B.C.	3920	SY	\$8	\$31,360
	Paving (pavement) 4" A.C.	3720	SY	\$33	\$122,760
	Signs	2	EA	\$500	\$1,000
Spinner Improvements (Adjacent to Project)					
	Subgrade Construction- CUT/FILL	1	LS	\$11,000	\$11,000
	Surfacing (Sub-base, base) 9" A.B.C.	1480	SY	\$8	\$11,840
	Paving (pavement) 5" A.C.	1360	SY	\$34	\$46,240
Cranmer Improvements (Adjacent to Project)					
	Pavement Overlay (1-1/2" THICK)	765	SY	\$9.5	\$7,268
	Subgrade Construction- FILL	2335	CY	\$7.5	\$17,513
	Subgrade Construction- CUT	835	CY	\$3.5	\$2,923
	Surfacing (Sub-base, base) 9" A.B.C.	4195	SY	\$8	\$33,560
	Paving (pavement) 5" A.C.	3621	SY	\$34	\$123,114
Concrete	Sidewalk and Vertical Curb	141	LF	\$32	\$4,512
	Valley Pan	326	LF	\$22	\$7,172
Landscape	Spruce Trees (6')	23	EA	\$450	\$10,350
	Aspen Trees (10'-12')	13	EA	\$140	\$1,820
	Native Shrub (5 gal.)	52	EA	\$44	\$2,288
	Wild Flowers (2-1/4" pots)	50	EA	\$8.5	\$425
	Mulch and Native Grass Seed	1	LS	\$2,100	\$2,100
	Drip Irrigation System	1	LS	\$1,700	\$1,700
Drainage	Culverts	49	LF	\$42	\$2,058
	Rock Retaining Walls	377	LF	\$27	\$10,179
	Stacked Stone Retaining Walls	0	LF	\$255	\$0
	Detention Facilities	0	LS	\$13,000	\$0
	Erosion Control Matting/Ditches	265	LF	\$12	\$3,180
	Straw Waddles	87	LF	\$2.40	\$209
	Inlet Protection	1	LS	\$120.00	\$120
	Vehicle Tracking Control Pad	1	LS	\$600.00	\$600
Utilities	Water Main	0	LF	\$48	\$0
	Manholes	0	EA	\$3,000	\$0
	Sewer Mains	0	LF	\$48	\$0
	Electric	1	LS	\$4,000	\$4,000
	Gas	1	LS	\$1,500	\$1,500
	Sewer Services	1	EA	\$2,600	\$2,600
	Water Services	1	EA	\$3,100	\$3,100
Misc.	Fire Mitigation/Tree Removal	285	EA	\$75	\$21,375
	Swimming Pool at Club House	1	LS	\$150,000	\$150,000
Clean-Up	Site Clean-Up	1	LS	\$1,500	\$1,500
	Professional Services	1	LS	\$12,000	\$12,000
SUBTOTAL OF COSTS					\$701,474
TOTAL (Subtotal x 1.20)					\$841,769



HYDROLOGY AND CIVIL ENGINEERING SERVICES

RECEPTION#: 2008009402, 09/30/2008 at 11:26:49 AM, 13 OF 21 Doc Code: SUBAGR,
 Sara L. Rosene, Grand County Clerk and Recorder, Colorado



**CASCADE ENGINEERING
AND DRAINAGE, INC.**

PO BOX 1406, FRASER, CO 80442
(970)726-4105 (970)726-4743 FAX

OPINION OF PROBABLE COSTS

PROJECT: THE RIDGE AT WINTER PARK CONDOMINIUM
Tracts D, E, F, & G, The Ridge at Winter Park Ranch Subdivision

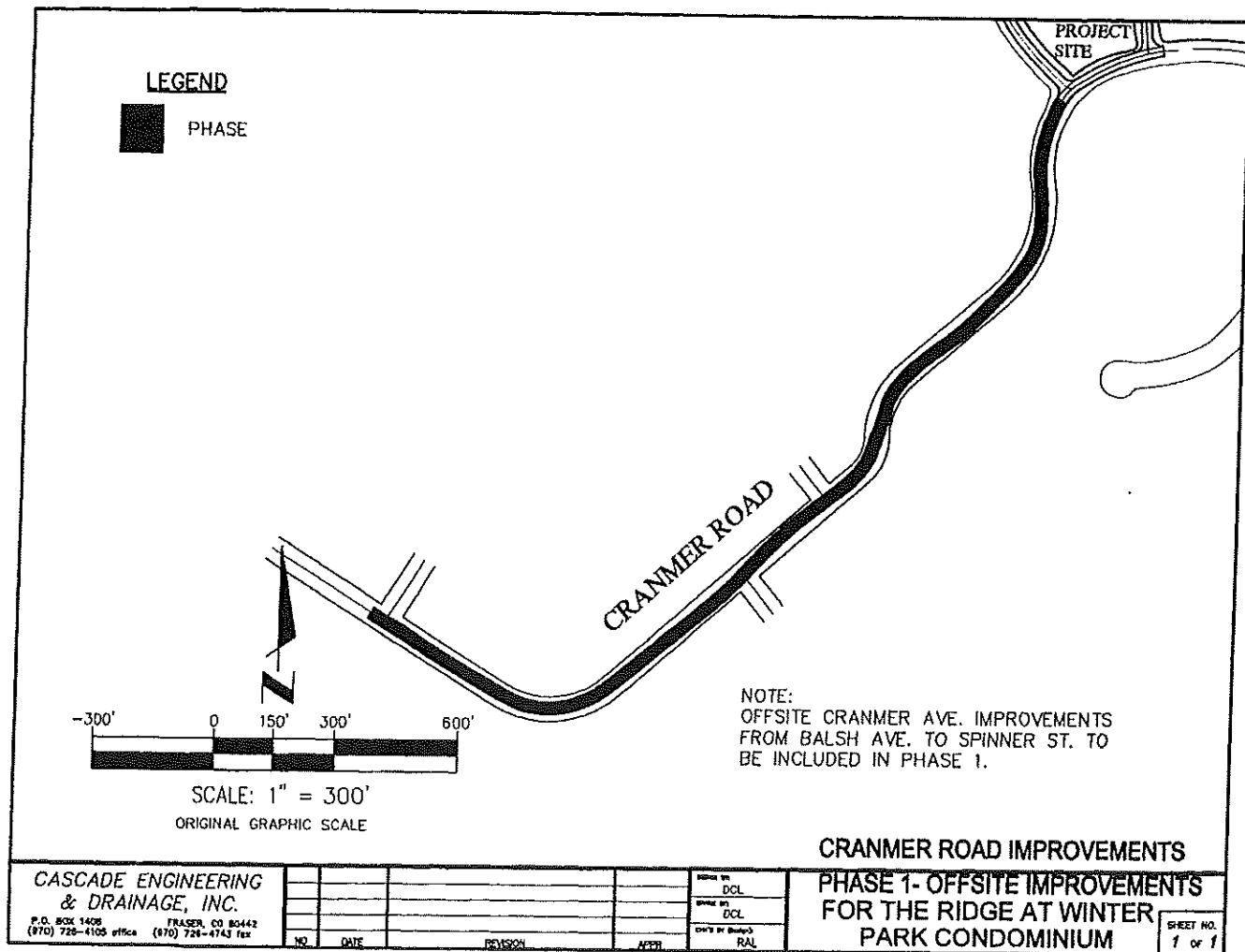
CRANMER ROAD, OFFSITE IMPROVEMENTS
9/25/2008

IMPROVEMENT	QTY	UNIT	UNIT COST	EST TOTAL
Cranmer Improvements (Between Spinner and Balsh)				
Shoulder extension-1' to 4' Wide	1	LS	\$5,500	\$5,500
Pavement Replacement	12330	SF	\$4.75	\$58,568
Pavement Overlay (1-1/2")	565	TONS	\$115	\$64,975
Subgrade Construction (ditches, etc.)	1400	LF	\$32	\$44,800
Culvert Extensions	1	LS	\$1,000	\$1,000
Erosion Control Matting (Side slopes)	1300	LF	\$12.2	\$15,860
Misc. Miscellaneous	1	LS	\$1,000	\$1,000
Clean-Up Site Clean-Up	1	LS	\$3,000	\$3,000
SUBTOTAL OF COSTS				\$194,703
TOTAL (Subtotal x 1.20)				\$233,643



HYDROLOGY AND CIVIL ENGINEERING SERVICES

RECEPTION#: 2008009402, 09/30/2008 at 11:26:49 AM, 15 OF 21 Doc Code:SUBAGR,
 Sara L. Rosene, Grand County Clerk and Recorder, Colorado



**CASCADE ENGINEERING
AND DRAINAGE, INC.**

PO BOX 1406, FRASER, CO 80442
(970)726-4105 (970)726-4743 FAX

OPINION OF PROBABLE COSTS

PROJECT: THE RIDGE AT WINTER PARK CONDOMINIUM
Tracts D, E, F, & G, The Ridge at Winter Park Ranch Subdivision

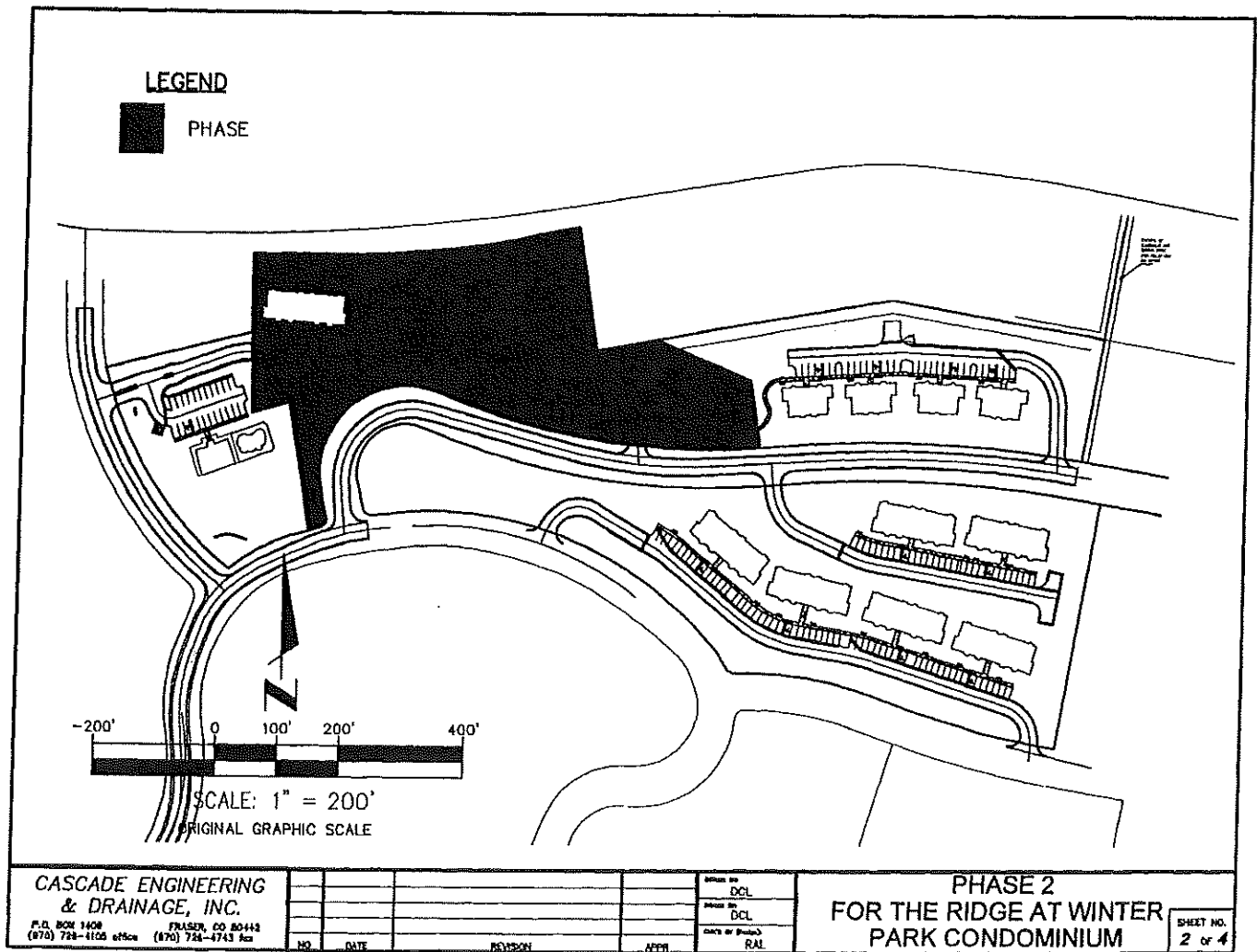
PHASE 2

9/25/2008

IMPROVEMENT	QTY	UNIT	UNIT COST	EST TOTAL
Road/Drive				
Site Clearing/Slash Removal	1	LS	\$47,000	\$47,000
Subgrade Construction- FILL	10180	CY	\$4.5	\$45,810
Subgrade Construction- CUT	3450	CY	\$3.5	\$12,075
Import fill material	6730	CY	\$10.5	\$70,665
Topsoil removal and stockpile	1	LS	\$6,500	\$6,500
Topsoil export from site (excess)	1	LS	\$2,000	\$2,000
Surfacing (sub-base, base) 5" A.B.C.	5890	SY	\$8	\$47,120
Paving (pavement) 4" A.C.	5290	SY	\$33	\$174,570
Signs	1	EA	\$500	\$500
*Costs for Driveway A are included w/Phase 1				
Concrete				
Sidewalk and Vertical Curb	988	LF	\$32	\$31,616
Valley Pan	661	LF	\$22	\$14,542
Landscape				
Spruce Trees (6')	60	EA	\$450	\$27,000
Aspen Trees (10'-12')	58	EA	\$140	\$8,120
Native Shrub (5 gal.)	140	EA	\$42	\$5,880
Wild Flowers (2-1/4" pots)	38	EA	\$8.5	\$323
Mulch and Native Grass Seed	1	LS	\$12,200	\$12,200
Drip Irrigation System	1	LS	\$9,400	\$9,400
Drainage				
Culverts	31	LF	\$42	\$1,302
Rock Retaining Walls	510	LF	\$27	\$13,770
Stacked Stone Retaining Walls	1053	LF	\$255	\$268,515
Detention Facilities/Catch Basin	1	LS	\$16,500	\$16,500
Erosion Control Matting/Ditches/Side Slopes	1383	LF	\$12.0	\$16,596
Rip Rap Ditch/Spillway	227	LF	\$8.3	\$1,873
Straw Waddies	520	LF	\$2.40	\$1,248
Utilities				
Water Main	0	LF	\$48	\$0
Manholes	7	EA	\$3,000	\$21,000
Sewer Mains	834	LF	\$48	\$40,032
Electric	1	LS	\$16,000	\$16,000
Gas	1	LS	\$4,000	\$4,000
Sewer Services	5	EA	\$1,300	\$6,500
Water Services	5	EA	\$1,600	\$8,000
Misc.				
Fire Mitigation/Tree Removal	475	EA	\$75	\$35,625
Clean-Up				
Site Clean-Up	1	LS	\$1,800	\$1,800
Professional Services	1	LS	\$30,000	\$30,000
SUBTOTAL OF COSTS				\$998,082
TOTAL (Subtotal x 1.20)				\$1,197,698

HYDROLOGY AND CIVIL ENGINEERING SERVICES

RECEPTION#: 2008009402, 09/30/2008 at 11:26:49 AM, 17 OF 21 Doc Code:SUBAGR,
 Sara L. Rosene, Grand County Clerk and Recorder, Colorado



**CASCADE ENGINEERING
AND DRAINAGE, INC.**

PO BOX 1406, FRASER, CO 80442
(970)726-4105 (970)726-4743 FAX

OPINION OF PROBABLE COSTS

PROJECT: THE RIDGE AT WINTER PARK CONDOMINIUM
Tracts D, E, F, & G, The Ridge at Winter Park Ranch Subdivision

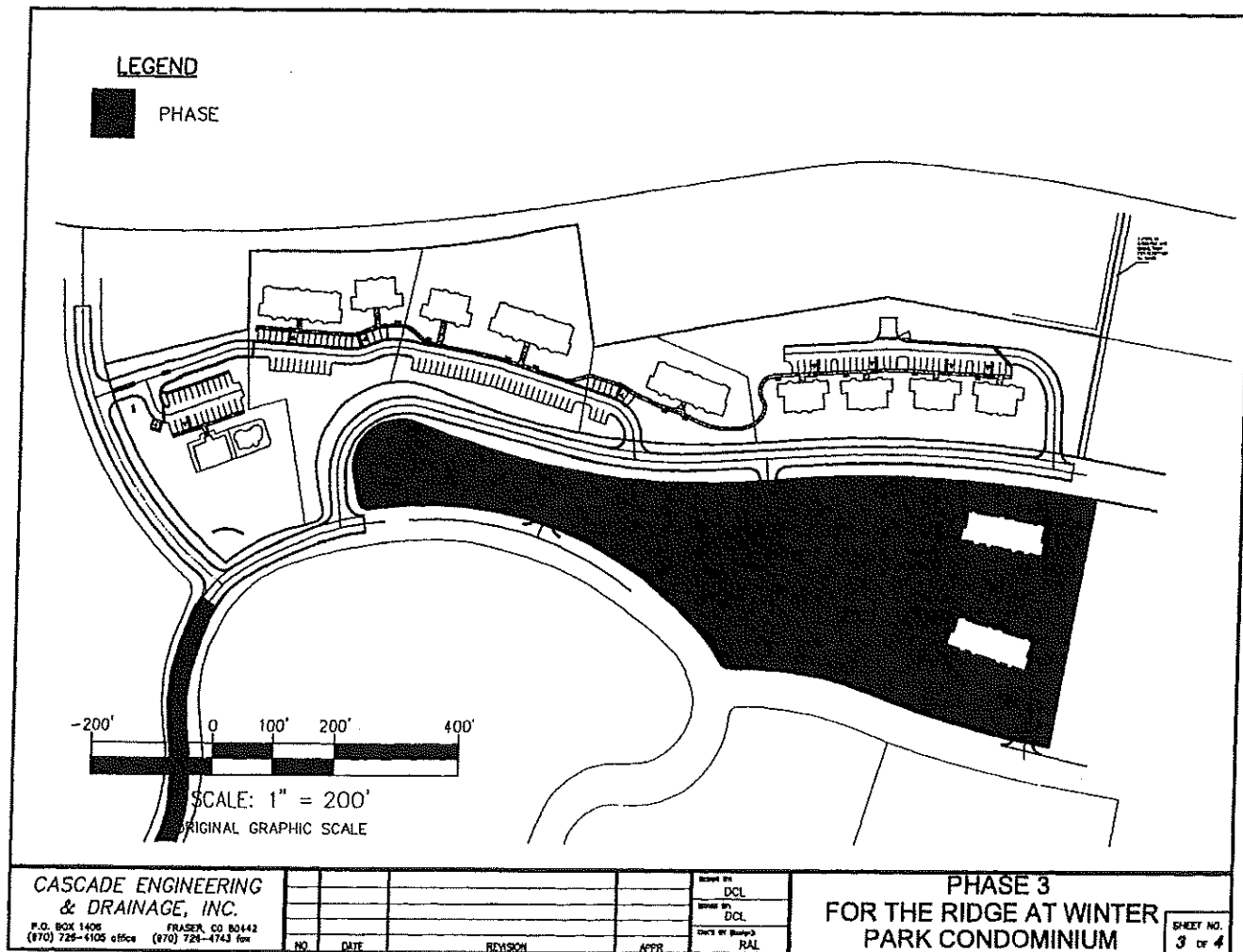
PHASE 3

9/25/2008

IMPROVEMENT	QTY	UNIT	UNIT COST	EST TOTAL
Road/Drive	Site Clearing/Slash Removal	1 LS	\$56,500	\$56,500
	Subgrade Construction- FILL	10850 CY	\$4.5	\$48,825
	Subgrade Construction- CUT	10625 CY	\$3.5	\$37,188
	Import fill material	0 CY	\$10	\$0
	Topsoil removal and stockpile (inc. w/cut)	1 LS	\$9,000	\$9,000
	Topsoil export from site (excess)	1 LS	\$4,000	\$4,000
	Surfacing (sub-base, base) 8" A.B.C.	6790 SY	\$8	\$54,320
	Paving (pavement) 4.5" A.C.	6440 SY	\$33	\$212,520
	Signs	2 EA	\$500	\$1,000
Concrete	Sidewalk and Vertical Curb	1086 LF	\$32	\$34,752
	Valley Pan	1090 LF	\$22	\$23,980
Landscape	Spruce Trees (6')	53 EA	\$450	\$23,850
	Aspen Trees (10'-12')	64 EA	\$140	\$8,960
	Native Shrub (5 gal.)	117 EA	\$42	\$4,914
	Wild Flowers (2-1/4" pots)	37 EA	\$8.5	\$315
	Mulch and Native Grass Seed	1 LS	\$16,200	\$16,200
	Drip Irrigation System	1 LS	\$12,100	\$12,100
	Pedestrian Trail	0 LS	\$5.5	\$0
Drainage	Culverts	130 LF	\$40	\$5,200
	Rock Retaining Walls	770 LF	\$27	\$20,790
	Stacked Stone Retaining Walls	1193 LF	\$255	\$304,215
	Detention Facilities	1 LS	\$12,500	\$12,500
	Erosion Control Matting/Ditches	615 LF	\$12.0	\$7,380
	Rip Rap Ditch/Spillway	305 LF	\$8.5	\$2,627
	Straw Waddies	1005 LF	\$2.40	\$2,412
Utilities	Water Main	839 LF	\$48	\$40,272
	Manholes	8 EA	\$3,000	\$24,000
	Sewer Mains	563 LF	\$48	\$27,024
	Electric	1 LS	\$24,000	\$24,000
	Gas	1 LS	\$6,000	\$6,000
	Sewer Services	6 EA	\$1,050	\$6,300
	Water Services	6 EA	\$1,350	\$8,100
Misc.	Fire Mitigation/Tree Removal	760 EA	\$75	\$57,000
Clean-Up	Site Clean-Up	1 LS	\$3,000	\$3,000
	Professional Services	1 LS	\$36,000	\$36,000
	SUBTOTAL OF COSTS			\$1,135,243
	TOTAL (Subtotal x 1.20)			\$1,362,291

HYDROLOGY AND CIVIL ENGINEERING SERVICES

RECEPTION#: 2008009402, 09/30/2008 at 11:26:49 AM, 19 OF 21 Doc Code:SUBAGR,
 Sara L. Rosene, Grand County Clerk and Recorder, Colorado



**CASCADE ENGINEERING
AND DRAINAGE, INC.**

PO BOX 1406, FRASER, CO 80442
(970)726-4105 (970)726-4743 FAX

OPINION OF PROBABLE COSTS

PROJECT: THE RIDGE AT WINTER PARK CONDOMINIUM
Tracts D, E, F, & G, The Ridge at Winter Park Ranch Subdivision

PHASE 4

9/25/2008

IMPROVEMENT	QTY	UNIT	UNIT COST	EST TOTAL COST
Road/Drive	Site Clearing/Slash Removal	1 LS	\$38,500	\$38,500
	Subgrade Construction- FILL	2225 CY	\$4.5	\$10,013
	Subgrade Construction- CUT	4550 CY	\$3.5	\$15,925
	Import fill material	0 CY	\$10	\$0
	Topsoil removal and stockpile (inc. w/cut)	1 LS	\$4,500	\$4,500
	Topsoil export from site (excess)	1 LS	\$1,225	\$1,225
	Surfacing (sub-base, base) 8" A.B.C.	2648 SY	\$8	\$21,184
	Paving (pavement) 4.5" A.C.	2098 SY	\$33	\$69,234
	Signs	1 EA	\$500	\$500
Concrete	Sidewalk and Vertical Curb	528 LF	\$32	\$16,896
	Valley Pan	212 LF	\$22	\$4,664
Landscape	Spruce Trees (6')	39 EA	\$450	\$17,550
	Aspen Trees (10'-12')	38 EA	\$140	\$5,320
	Native Shrub (5 gal.)	66 EA	\$42	\$2,772
	Wild Flowers (2-1/4" pots)	25 EA	\$8.5	\$213
	Mulch and Native Grass Seed	1 LS	\$6,200	\$6,200
	Drip Irrigation System	1 LS	\$5,200	\$5,200
	Pedestrian Trail	264 LF	\$5.5	\$1,452
Drainage	Culverts	50 LF	\$40	\$2,000
	Stacked Stone Retaining Walls	933 LF	\$255	\$237,915
	Detention Facilities	1 LS	\$12,500	\$12,500
	Erosion Control Matting/Ditches	200 LF	\$12.0	\$2,400
	Rip Rap Ditch/Spillway	150 LF	\$8.5	\$1,275
	Straw Waddles	1138 LF	\$2.40	\$2,726
Utilities	Water Main	0 LF	\$48	\$0
	Manholes (in Phase II)	0 EA	\$3,000	\$0
	Sewer Mains (in Phase II)	0 LF	\$48	\$0
	Electric	1 LS	\$12,000	\$12,000
	Gas	1 LS	\$3,000	\$3,000
	Sewer Services	4 EA	\$1,300	\$5,200
	Water Services	4 EA	\$1,600	\$6,400
Misc.	Fire Mitigation/Tree Removal	380 EA	\$75	\$28,500
Clean-Up	Site Clean-Up	1 LS	\$2,000	\$2,000
	Professional Services	1 LS	\$20,000	\$20,000
	SUBTOTAL OF COSTS			\$557,263
	TOTAL (Subtotal x 1.20)			\$668,716

HYDROLOGY AND CIVIL ENGINEERING SERVICES

RECEPTION#: 2008009402, 09/30/2008 at 11:26:49 AM, 21 OF 21 Doc Code:SUBAGR,
Sara L. Rosene, Grand County Clerk and Recorder, Colorado

