

LIST OF ASSUMPTIONS

1. Please note this concept is subject to change.
2. All of the cost ranges provided for the largest site program elements are typically turnkey pricing.
3. First southern half of the site assumes that roughly 300,000 cy. of earthwork to be relocated on site. Includes clearing, grubbing.
4. The approximate cost range for trails north of the existing well site:
 - a) 10' wide regional concrete trail (link from McMurdo Gulch Trail) is roughly \$160-220k (Grant Funded).
 - b) 10' wide concrete trail connections: \$300-400k.
 - c) 6' wide crusher fines trails: \$100-165k.
 - d) (1) prefabricated steel bridge across the McMurdo Gulch: \$120k.
5. The approximate cost range for trails southeast of the existing well site:
 - a) 10' wide concrete trail: \$140-180k.
 - b) 6' wide crusher fines trail: \$30-50k.
 - c) 8' wide boardwalk w/ helical piers: \$200-550K.
 - d) (2) prefabricated steel bridges across Cherry Creek: \$240k.
6. Assume a \$25,000 allowance for concrete walk connections for each of the program items shown on this plan.
7. Does not include contingency (10% min. recommended).
8. Does not account for any over-excavation costs.
9. Does not account for future infrastructure/utility needs to support a future community building.
10. Though the numbers provided are conservative, they do not take into consideration the rate of inflation for construction costs.

PRELIMINARY BUDGET RANGES

- 1 \$1-1.3 M
- 2 \$450-465K
- 3 \$125K
- 4 \$12K
- 5 \$1.8-2 M
- 6 \$450-600K
- 7 \$400-500K
- 8 \$120K
- 9 \$275-325K
- 10 \$120-160K
- 11 \$530-600K
- 12 \$300-330K
- 13 \$500-535K
- 14 \$175-250K
- 15 \$3-3.4M
- 16 \$1.5-1.85M
- 17 \$125K
- 18 \$25-50K
- 19 \$12K

