



FINANCIAL GUARANTY AMOUNT

February 7, 2025

Type of Estimate: I.I.A. Procedure B with FG, Extension

Project Description:

Project ID #: 622386 Oxbow Center (now Phases 1 and 2)

Requested By: John Stapleton

Approved Estimate Amount: \$ 2,852,152.22

Contingency Amount: 0.00% \$ -

Subtotal: \$ 2,852,152.22

NMGRT: 7.625% \$ 217,476.61

Subtotal: \$ 3,069,628.83

Engineering Fee: 6.60% \$ 202,595.50

Testing Fee: 2.00% \$ 61,392.58

Subtotal: \$ 3,333,616.91

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 4,167,020.95

APPROVAL:



DATE:

Feb. 7, 2025

Notes: Extension; updated to 2024 unit prices.

Project Name: **Oxbow Center - ALL ATRISCO IMPROVEMENTS**
 Project No: W0007.0004
 Sheet Title: Engineers Opinion of Probable Costs - Request for Financial Guarantee Requirement
 Creation Date: Feb 6, 2025
 Comments: DRC# 622386

ITEM	SPEC. NO.	DESCRIPTION	UNIT COST	PAY UNIT	EST. QNTY.	EXTENDED COST
INFRASTRUCTURE: ATRISCO DR						
REMOVALS						
1	343.030	AC PVMT, >4", SAW, R&D	\$15.22	SY	292	\$4,442.90
2	343.040	CONC PVMT, <6", SAW, R&D	\$20.86	SY	39	\$813.38
SUBTOTAL REMOVALS:						\$5,256.28
PAVING						
1	301.020	SUBGRADE PREP, 12"	\$4.35	SY	556	\$2,418.02
2	302.01X	ABS, 6"	\$12.17	SY	556	\$6,766.49
3	336.023	ASP CONC, Superpave, 2-1/2", M	\$22.52	SY	1112	\$25,036.68
4	340.010	SDWK, 4", PCC	\$69.52	SY	480	\$33,371.50
5	340.025	WLCHR ACC RAMP, 4" PCC	\$2,906.34	EA	3	\$8,719.03
6	340.030	VLV GUT & CURB, PCC	\$104.29	SY	82	\$8,551.93
7	340.050	C & G, STD, PCC	\$31.20	LF	1030	\$32,137.08
8	340.050	C & G, MDN, PCC	\$24.34	LF	0	\$0.00
SUBTOTAL PAVING:						\$117,000.73
STRIPING						
1	441.001	REF PLAS MRK 4"	\$1.32	LF	87	\$114.44
2	441.010	REF PLAS ARW RT	\$225.52	EA	1	\$225.52
3	441.011	REF PLAS ARW LT	\$209.88	EA	1	\$209.88
4	441.012	REF PLAS ARW TH	\$147.75	EA	1	\$147.75
SUBTOTAL STRIPING:						\$697.57
SUBTOTAL INFRASTRUCTURE:						\$122,954.58
SOFT COSTS						
PLANNING, ENGINEERING, SURVEYING, TESTING, APPROVALS						
1		Construction Staking	1.43	%	1	\$1,758.25
2		Traffic Control	3.43	%	1	\$4,217.34
3		Mobilization	4.26	%	1	\$5,237.87
SUBTOTAL SOFT COSTS:						\$11,213.46
TOTAL:						\$134,168.04

Project Name: **Oxbow Center - ST. JOSEPHS WEST OF COORS**
 Project No: W0007.0004
 Sheet Title: Engineers Opinion of Probable Costs - Request for Financial Guarantee Requirement
 Creation Date: Feb 6, 2025
 Comments: DRC# 622386

ITEM	SPEC. NO.	DESCRIPTION	UNIT COST	PAY UNIT	EST. QNTY.	EXTENDED COST
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INFRASTRUCTURE: ST JOSEPHS DR WEST

REMOVALS

1	343.030	AC PVMT, >4", SAW, R&D	\$15.22	SY	845	\$12,857.01
2	343.080	CURB & GUT, PCC, R&D	\$10.23	LF	2059	\$21,056.47
SUBTOTAL REMOVALS:						\$33,913.48

PAVING

1	301.020	SUBGRADE PREP, 12"	\$4.35	SY	5652	\$24,580.27
2	302.01X	ABS, 6"	\$12.17	SY	5652	\$68,784.56
3	336.022	ASP CONC, Superpave, 2", M	\$21.12	SY	11304	\$238,703.18
4	340.010	SDWK, 4", PCC	\$69.52	SY	1408	\$97,889.72
5	340.025	WLCHR ACC RAMP, 4" PCC	\$2,906.34	EA	0	\$0.00
6	340.030	VLV GUT & CURB, PCC	\$104.29	SY	0	\$0.00
7	340.050	C & G, STD, PCC	\$31.20	LF	1385	\$43,213.45
8	340.050	C & G, MDN, PCC	\$24.34	LF	2077	\$50,553.97
9	346.100	TXT PVMT, 4" CLOR, PCC	\$12.69	SF	1545	\$19,608.14
SUBTOTAL PAVING:						\$543,333.28

STRIPING

1	441.001	REF PLAS MRK 4"	\$1.32	LF	6408	\$8,428.76
2	441.004	REF PLAS MRK 12"	\$3.65	LF	66	\$240.89
3	441.005	REF PLAS MRK 24"	\$6.96	LF	198	\$1,377.28
4	441.010	REF PLAS ARW RT	\$225.52	EA	9	\$2,029.66
5	441.011	REF PLAS ARW LT	\$209.88	EA	22	\$4,617.26
6	441.012	REF PLAS ARW TH	\$147.75	EA	38	\$5,614.34
7	441.013	REF PLAS ARW TH & R	\$316.32	EA	2	\$632.65
8	441.020	REF PLAS WD ONLY	\$236.40	EA	12	\$2,836.75
9	441.031	REF PLAS SYM BIKE	\$365.03	EA	10	\$3,650.27
10	441.040	REF PLAS MRK. ARR SYM WD	\$217.28	EA	17	\$3,693.79
11	443.101	REM PAV STRP	\$1.39	LF	2453	\$3,400.96
12	443.102	REM PAV ARR, SYM, WD	\$118.76	EA	13	\$1,543.89
SUBTOTAL STRIPING:						\$38,066.49

SIGNALIZATION

TRAFFIC SIGNAL MODIFICATIONS (SEQ) (AT ATRISCO)	\$59,250.00	LS	1	\$59,250.00
SUBTOTAL SIGNALIZATION				\$59,250.00

SUBTOTAL INFRASTRUCTURE: \$674,563.25

SOFT COSTS

PLANNING, ENGINEERING, SURVEYING, TESTING, APPROVALS

1	Construction Staking	1.43	%	1	\$9,646.25
2	Traffic Control	3.43	%	1	\$23,137.52
3	Mobilization	4.26	%	1	\$28,736.39
SUBTOTAL SOFT COSTS:					\$61,520.17

TOTAL: \$736,083.42

Project Name: **Oxbow Center - ST. JOSEPHS EAST COORS**
 Project No: W0007.0004
 Sheet Title: Engineers Opinion of Probable Costs - Request for Financial Guarantee Requirement
 Creation Date: Feb 6, 2025
 Comments: DRC# 622386

ITEM	SPEC. NO.	DESCRIPTION	UNIT COST	PAY UNIT	EST. QNTY.	EXTENDED COST
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INFRASTRUCTURE: ST JOSEPHS DR EAST

STRIPING

1	441.001	REF PLAS MRK 4"	\$1.32	LF	1259	\$1,656.03
2	441.004	REF PLAS MRK 12"	\$3.65	LF	50	\$182.49
3	441.005	REF PLAS MRK 24"	\$6.96	LF	162	\$1,126.86
4	441.010	REF PLAS ARW RT	\$225.52	EA	1	\$225.52
5	441.011	REF PLAS ARW LT	\$209.88	EA	1	\$209.88
6	441.012	REF PLAS ARW TH	\$147.75	EA	4	\$590.98
7	441.013	REF PLAS ARW TH & R	\$316.32	EA	2	\$632.65
8	443.101	REM PAV STRP	\$1.39	LF	1471	\$2,039.47
9	443.102	REM PAV ARR, SYM, WD	\$118.76	EA	7	\$831.32
SUBTOTAL STRIPING:						<u>\$7,495.20</u>

SUBTOTAL INFRASTRUCTURE: \$7,495.20

SOFT COSTS

PLANNING, ENGINEERING, SURVEYING, TESTING, APPROVALS

1	Construction Staking	1.43	%	1	\$107.18
2	Traffic Control	3.43	%	1	\$257.09
3	Mobilization	4.26	%	1	\$319.30
SUBTOTAL SOFT COSTS:					<u>\$683.56</u>

TOTAL: \$8,178.76

Project Name: **Oxbow Center - COORS SOUTH OF ST. JOSEPHS**
 Project No: W0007.0004
 Sheet Title: Engineers Opinion of Probable Costs - Request for Financial Guarantee Requirement
 Creation Date: Feb 6, 2025
 Comments: DRC# 622386

ITEM	SPEC. NO.	DESCRIPTION	UNIT COST	PAY UNIT	EST. QNTY.	EXTENDED COST
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INFRASTRUCTURE: COORS BLVD SOUTH

REMOVALS

1	343.030	AC PVMT, >4", SAW, R&D	\$15.22	SY	1855	\$28,224.57
2	343.080	CURB & GUT, PCC, R&D	\$10.23	LF	1855	\$18,970.25
SUBTOTAL REMOVALS:						\$47,194.82

PAVING

1	301.020	SUBGRADE PREP, 12"	\$4.35	SY	3521	\$15,312.65
2	302.01X	ABS, 6"	\$12.17	SY	3521	\$42,850.39
3	336.022	ASP CONC, Superpave, 3", M	\$29.55	SY	7042	\$208,118.56
4	340.010	SDWK, 4", PCC	\$69.52	SY	1023	\$71,123.00
5	340.025	WLCHR ACC RAMP, 4" PCC	\$2,906.34	EA	1	\$2,906.34
6	340.030	VLV GUT & CURB, PCC	\$104.29	SY	0	\$0.00
7	340.050	C & G, STD, PCC	\$31.20	LF	1032	\$32,199.48
8	340.050	C & G, MDN, PCC	\$24.34	LF	2093	\$50,943.41
9	346.100	TXT PVMT, 4" CLOR, PCC	\$12.69	SF	1518	\$19,265.47
SUBTOTAL PAVING:						\$442,719.32

STRIPING

1	441.001	REF PLAS MRK 4"	\$1.32	LF	9516	\$12,516.87
2	441.004	REF PLAS MRK 12"	\$3.65	LF	114	\$416.08
3	441.005	REF PLAS MRK 24"	\$6.96	LF	194	\$1,349.45
4	441.010	REF PLAS ARW RT	\$225.52	EA	2	\$451.03
5	441.011	REF PLAS ARW LT	\$209.88	EA	8	\$1,679.00
6	441.012	REF PLAS ARW TH	\$147.75	EA	3	\$443.24
7	441.020	REF PLAS WD ONLY	\$236.40	EA	5	\$1,181.98
8	441.031	REF PLAS SYM BIKE	\$365.03	EA	3	\$1,095.08
9	443.101	REM PAV STRP	\$1.39	LF	7208	\$9,993.53
10	443.102	REM PAV ARR, SYM, WD	\$118.76	EA	9	\$1,068.85
SUBTOTAL STRIPING:						\$30,195.12

STREET LIGHT

1	422.132	ST LT REM & RELOC	\$1,131.59	EA	6	\$6,789.55
2	423.02	LUM FD <40'	\$1,211.83	EA	6	\$5,287.26
3	423.121	ST LT FD REM & DISP	\$629.25	EA	6	\$2,745.42
4	424.005	EL CON 2" TBP	\$9.39	LF	1020	\$6,966.60
5	426.004	SING COND 8	\$1.74	LF	2040	\$2,570.40
SUBTOTAL STREET LIGHT						\$24,359.23

SUBTOTAL INFRASTRUCTURE: \$544,468.48

Project Name: **Oxbow Center - COORS NORTH OF ST. JOSEPHS**
 Project No: W0007.0004
 Sheet Title: Engineers Opinion of Probable Costs - Request for Financial Guarantee Requirement
 Creation Date: Feb 6, 2025
 Comments: DRC# 622386

ITEM	SPEC. NO.	DESCRIPTION	UNIT COST	PAY UNIT	EST. QNTY.	EXTENDED COST
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INFRASTRUCTURE: COORS BLVD NORTH

REMOVALS

1	343.030	AC PVMT, >4", SAW, R&D	\$15.22	SY	108	\$1,643.26
2	343.040	CONC PVMT, <6", SAW, R&D	\$20.86	SY	70	\$1,459.92
3	343.080	CURB & GUT, PCC, R&D	\$10.23	LF	368	\$3,763.37
4	343.085	SDWK, 4" PCC, R & D	\$13.90	SY	33	\$458.70
SUBTOTAL REMOVALS:						\$7,325.26

PAVING

1	301.020	SUBGRADE PREP, 12"	\$4.35	SY	132	\$574.06
2	302.01X	ABS, 6"	\$12.17	SY	132	\$1,606.43
3	336.022	ASP CONC, Superpave, 3", M	\$29.55	SY	264	\$7,802.23
4	340.010	SDWK, 4", PCC	\$69.52	SY	33	\$2,294.29
5	340.025	WLCHR ACC RAMP, 4" PCC	\$2,906.34	EA	1	\$2,906.34
6	340.030	VLY GUT & CURB, PCC	\$104.29	SY	0	\$0.00
7	340.050	C & G, STD, PCC	\$31.20	LF	336	\$10,483.55
8	340.050	C & G, MDN, PCC	\$24.34	LF	27	\$657.18
SUBTOTAL PAVING:						\$26,324.09

STRIPING

1	441.001	REF PLAS MRK 4"	\$1.32	LF	7879	\$10,363.64
2	441.004	REF PLAS MRK 12"	\$3.65	LF	185	\$675.21
3	441.005	REF PLAS MRK 24"	\$6.96	LF	251	\$1,745.94
4	441.010	REF PLAS ARW RT	\$225.52	EA	4	\$902.07
5	441.011	REF PLAS ARW LT	\$209.88	EA	12	\$2,518.50
6	441.012	REF PLAS ARW TH	\$147.75	EA	4	\$590.98
7	441.020	REF PLAS WD ONLY	\$236.40	EA	6	\$1,418.37
8	441.031	REF PLAS SYM BIKE	\$365.03	EA	4	\$1,460.11
9	443.101	REM PAV STRP	\$1.39	LF	6268	\$8,690.27
10	443.102	REM PAV ARR, SYM, WD	\$118.76	EA	14	\$1,662.65
SUBTOTAL STRIPING:						\$30,027.76

SUBTOTAL INFRASTRUCTURE: \$63,677.10

SOFT COSTS

PLANNING, ENGINEERING, SURVEYING, TESTING, APPROVALS

1	Construction Staking	1.43	%	1	\$910.58
2	Traffic Control	3.43	%	1	\$2,184.12
3	Mobilization	4.26	%	1	\$2,712.64
SUBTOTAL SOFT COSTS:					\$5,807.35

TOTAL: \$69,484.45

Project Name: Oxbow Center - INTERSECTION OF COORS AND ST. JOSEPHS
Project No: W0007.0004
Sheet Title: Engineers Opinion of Probable Costs - Request for Financial Guarantee Requirement
Creation Date: Feb 6, 2025
Comments: DRC# 622386

ITEM	SPEC. NO.	DESCRIPTION	UNIT COST	PAY UNIT	EST. QNTY.	EXTENDED COST
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INFRASTRUCTURE: COOORS / ST JOSEPH INTERSECTION

STRIPING

1	441.001	REF PLAS MRK 4"	\$1.32	LF	1465	\$1,926.99
SUBTOTAL STRIPING:						\$1,926.99

SIGNALIZATION

1	XXX.XXX	TRAFFIC SIGNAL MODIFICATIONS	\$177,750.00	LS	1	\$177,750.00
SUBTOTAL SIGNALIZATION						\$177,750.00

SUBTOTAL INFRASTRUCTURE: \$179,676.99

SOFT COSTS

PLANNING, ENGINEERING, SURVEYING, TESTING, APPROVALS

1	Construction Staking	1.43	%	1	\$2,569.38
2	Traffic Control	3.43	%	1	\$6,162.92
3	Mobilization	4.26	%	1	\$7,654.24
SUBTOTAL SOFT COSTS:					\$16,386.54

TOTAL: \$196,063.53

Project Name: **Oxbow Center - ONSITE INFRASTRUCTURE IMPROVEMENTS**
 Project No: W0007.0004
 Sheet Title: Engineers Opinion of Probable Costs - Request for Financial Guarantee Requirement
 Creation Date: Feb 6, 2025
 Comments: DRC# 622386

ITEM	SPEC. NO.	DESCRIPTION	UNIT COST	PAY UNIT	EST. QNTY.	EXTENDED COST
INFRASTRUCTURE: ONSITE						
PAVING						
1	301.020	SUBGRADE PREP, 12"	\$4.35	SY	5665	\$24,636.80
2	302.01X	ABS, 6"	\$12.17	SY	5665	\$68,942.77
3	336.022	ASP CONC, Superpave, 2", M	\$21.12	SY	11330	\$239,252.21
4	340.010	SDWK, 4", PCC	\$69.52	SY	870	\$60,485.84
5	340.025	WLCHR ACC RAMP, 4" PCC	\$2,906.34	EA	6	\$17,438.06
6	340.030	VLV GUT & CURB, PCC	\$104.29	SY	0	\$0.00
7	340.050	C & G, STD, PCC	\$31.20	LF	3670	\$114,507.85
SUBTOTAL PAVING:						\$525,263.53
SANITARY SEWER						
1	701.01	TRCH, BF, 4-15" SAS, <8'	\$28.97	LF	1635	\$47,371.26
2	901.030	8" SAS PIPE	\$28.04	LF	1635	\$45,840.66
3	901.500	MH CONN, <15"	\$1,575.56	EA	3	\$4,726.69
4	905.05X	6" NEW SAS SVC	\$2,073.75	EA	5	\$10,368.75
5	920.070	MH, 4' DIA. C or E	\$6,779.15	EA	7	\$47,454.04
SUBTOTAL SANITARY SEWER:						\$155,761.40
STORM DRAIN						
1	202.01	EXCAV & DISP, U, >2'	\$13.47	CY	1100	\$14,820.80
2	701.1	TRCH, BF, 4-15" SAS, <8'	\$28.97	LF	110	\$3,187.06
3	910.009	24" RCP, III	\$71.79	LF	110	\$7,896.60
4	915.04	CTH BSN, C, DG	\$8,557.29	EA	1	\$8,557.29
SUBTOTAL STORM DRAIN						\$34,461.74
NORTHWEST POND						
1	202.01	EXCAV & DISP, U, >2'	\$7.11	CY	6400	\$45,504.00
2		RESEEDING	\$2,962.50	AC	2	\$5,925.00
3		RIP RAP	\$177.75	CY	20	\$3,555.00
4		OUTLET WORKS	\$17,775.00	EA	1	\$17,775.00
SUBTOTAL STORM DRAIN						\$72,759.00
WATER						
1	801.002	6" WL PIPE, w/o FIT	\$46.55	LF	56	\$2,606.62
2	801.003	8" WL PIPE, w/o FIT	\$62.06	LF	2742	\$170,164.27
3	801.059	NON PRESS CONN, w/FIT, WL	\$2,607.37	EA	2	\$5,214.73
4	801.065	DI FIT, MJ, 4"-14", WL	\$5.21	LB	2250	\$11,731.50
5	801.081	6" GATE VLV	\$1,625.26	EA	2	\$3,250.53
6	801.082	8" GATE VLV	\$2,095.97	EA	8	\$16,767.75
7	801.105	VLV BOX A	\$902.15	EA	10	\$9,021.52
8	801.113	FH, 4'	\$4,645.89	EA	3	\$13,937.66
SUBTOTAL WATER:						\$232,694.59
SUBTOTAL INFRASTRUCTURE:						\$1,020,940.26
SOFT COSTS						
PLANNING, ENGINEERING, SURVEYING, TESTING, APPROVALS						
1		Construction Staking	1.43	%	1	\$14,599.45
2		Traffic Control	3.43	%	1	\$35,018.25
3		Mobilization	4.26	%	1	\$43,492.05
SUBTOTAL SOFT COSTS:						\$93,109.75
TOTAL:						\$1,114,050.01

Project Name: Oxbow Center - ALL IMPROVEMENTS SUMMARY OF TOTALS
Project No: W0007.0004
Sheet Title: Engineers Opinion of Probable Costs - Request for Financial Guarantee Requirement
Creation Date: Feb 6, 2025
Comments: DRC# 622386

OFFSITE	TOTAL
ATRISCO	\$134,168.04
ST JOSEPH WEST	\$736,083.42
ST JOSEPH EAST	\$8,178.76
COORS SOUTH	\$594,124.01
COORS NORTH	\$69,484.45
INTERSECTION COORS / ST JOSEPH	\$196,063.53
	TOTAL \$1,738,102.21

ONSITE	TOTAL
ONSITE	\$1,114,050.01
	TOTAL \$1,114,050.01

OFFSITE & ONSITE TOTAL \$2,852,152.22

Current DRC

Project Number: CPN 622386

FIGURE 12

Date Submitted: 12/16/2024

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DFT Project No.: PR-2021-005597

DFT Application No.: SD-2024-00166

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST

LOTS 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT X-2-A OF THE AMENDED PLAT OF TRACTS X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Phase 1

Financially Guaranteed	Constructed Under	Size
DRC #	DRC #	SEWER 8" DIA.
		8" DIA.
		8" DIA.
		WATER 8" DIA.
		8" DIA.
		8" DIA.
		PAVING 30' WIDTH
		30' WIDTH

Type of Improvement	Location	From	To	Construction Certification		
				Inspector	P.E.	City Crst Engineer
SANITARY SEWER W/ NEC. MH's & LATERALS	COORS BLVD	SE CORNER LOT 1	SE CORNER LOT 6	/	/	/
SANITARY SEWER W/ NEC. MH's & LATERALS	ST JOSEPHS BLVD	ST JOSEPHS BLVD	NW CORNER LOT 5	/	/	/
SANITARY SEWER W/ NEC. MH's & LATERALS	N LOT 5	N LOT 5	APPROX. 60' E OF NW CORNER OF LOT 5	/	/	/
WATERLINE W/ NEC. FH's, MJ's, RJ's, & LATERALS	W OF LOT 8, 5, 2 & 1	ST. JOSEPHS	APPROX. 115' SOUTH OF NW CORNER OF LOT 1	/	/	/
WATERLINE W/ NEC. FH's, MJ's, RJ's, & LATERALS	LOT 10	APPROX. 115' SOUTH OF NW CORNER OF LOT 1	ATRISCO DR.	/	/	/
WATERLINE W/ NEC. FH's, MJ's, RJ's, & LATERALS	N BOUNDARY OF LOT 1	NW CORNER OF LOT 1	425' EAST OF NW CORNER OF LOT 1	/	/	/
WATERLINE W/ NEC. FH's, MJ's, RJ's, & LATERALS	S, E, N OF LOT 5	SW CORNER OF LOT 5	NW CORNER LOT 5	/	/	/
INTERNAL PRIVATE ACCESS	INTERNAL TO PROPERTY	ST JOSEPHS BLVD	180' SOUTH OF LOT 1 NORTH PL	/	/	/
INTERNAL PRIVATE ACCESS	INTERNAL TO PROPERTY	NW CORNER LOT 1	COORS BLVD	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private	City Crst Engineer
		30' WIDTH	INTERNAL PRIVATE ACCESS	INTERNAL TO PROPERTY S, E, N OF LOT 5	SW CORNER OF LOT 5	NW CORNER OF LOT 5	/	/	/
		30' WIDTH	INTERNAL PRIVATE ACCESS	INTERNAL TO PROPERTY S, E, N OF LOT 5	SW CORNER OF LOT 5	NW CORNER OF LOT 5	/	/	/
		6' WIDTH	INTERNAL PEDESTRIAN ACCESS	W BOUNDARY OF LOT 8, 5 & 2 & S BOUNDARY OF LOT 2	ST JOSEPHS BLVD	COORS	/	/	/
Phase 2									
		PAVING 11' WIDTH	ARTERIAL PAVING FOR ADDITIONAL SB LT LANE W/ TRANSITIONS	COORS BLVD	580' + TRANS NORTH OF ST. JOSEPHS BLVD	ST JOSEPHS BLVD	/	/	/
		11' WIDTH	ARTERIAL PAVING W/ C&G FOR SB RT LANE	COORS BLVD	NORTH PROPERTY BOUNDARY OF LOT 1	343' + TRANS NORTH	/	/	/
		11' WIDTH	ARTERIAL PAVING FOR ADDITIONAL NB LT LANE W/ TRANSITIONS	COORS BLVD	507' + TRANS SOUTH OF ST JOSEPHS BLVD	ST JOSEPHS BLVD	/	/	/
		10' WIDTH	PCC SIDEWALK (WEST SIDE ONLY)	COORS BLVD	SOUTH PROPERTY BOUNDARY	ST JOSEPHS BLVD	/	/	/
		8' WIDTH	ARTERIAL PAVING FOR BIKE LANE	COORS BLVD	ST JOSEPHS	SOUTH PL LOT 1	/	/	/
		11' WIDTH	ARTERIAL PAVING W/ C&G FOR BUS BAY	COORS BLVD	SOUTH OF ST JOSEPHS		/	/	/
			RELOCATE STREET LIGHTS AS REQUIRED BY ROAD IMPROVEMENTS	COORS BLVD	SOUTH PROPERTY BOUNDARY	ST JOSEPHS BLVD	/	/	/
			SIGNALIZATION IMPROVEMENTS AS REQD BY TIS	COORS BLVD & ST. JOSEPHS BLVD	INTERSECTION W/ ST JOSEPHS BLVD		/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
			MEDIAN MODIFICATIONS	COORS BLVD	590' NORTH OF ST JOSEPHS W/ TRANS	507' SOUTH OF ST JOSEPHS BLVD W/ TRANS	/	/	/
		11' WIDTH	ARTERIAL PAVING FOR 1 ADDITIONAL-EB THRU LANE	ST JOSEPHS BLVD	ATRISCO DR	WEST ENTRANCE	/	/	/
		11' WIDTH	ARTERIAL PAVING FOR 1 ADDITIONAL-EB THRU LANE	ST JOSEPHS BLVD	WEST ENTRANCE	EAST ENTRANCE	/	/	/
		11' WIDTH	ARTERIAL PAVING FOR 1 ADDITIONAL-EB THRU LANE	ST JOSEPHS BLVD	EAST ENTRANCE	177' + TRANS WEST OF EAST ENTRANCE	/	/	/
		11' WIDTH	ARTERIAL PAVING FOR 1 ADDITIONAL-EB THRU LANE	ST JOSEPHS BLVD	EAST ENTRANCE	COORS BLVD.	/	/	/
			MEDIAN MODIFICATIONS	ST JOSEPHS BLVD	ATRISCO DR	COORS BLVD	/	/	/
		11' WIDTH	ARTERIAL PAVING FOR 2 500' LENGTH ADDITIONAL EB LT LANES W/ TRANS	ST JOSEPHS BLVD	EAST ENTRANCE	COORS BLVD	/	/	/
		11' WIDTH	ARTERIAL PAVING W/ TRANS WB LT LANE	ST JOSEPHS BLVD	WEST ENTRANCE	114' + TRANS EAST OF EAST ENTRANCE	/	/	/
		11' WIDTH	ARTERIAL PAVING W/ TRANS WB LT LANE	ST JOSEPHS BLVD	EAST ENTRANCE	221' + TRANS EAST OF EAST ENTRANCE	/	/	/
		11' WIDTH	ARTERIAL PAVING W/ TRANS EB LT LANE	ST JOSEPHS BLVD	EAST ENTRANCE	112' + TRANS WEST OF EAST ENTRANCE	/	/	/
		11' WIDTH	ARTERIAL PAVING W/ TRANS EB LT LANE	ST JOSEPHS BLVD	WEST ENTRANCE	150' + TRANS WEST OF WEST ENTRANCE	/	/	/
			TRAFFIC SIGNAL FOUNDATIONS AND CONDUIT	ST JOSEPHS BLVD @ EAST ENTRANCE			/	/	/

Financially Guaranteed		Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification	
DRC #	DRC #							Inspector	City Crst Engineer
			11' WIDTH	ARTERIAL PAVING W/ TRANS EB RT LANE	ST JOSEPHS BLVD	COORS BLVD.	417' + TRANS WEST OF COORS BLVD.	/	/
			11' WIDTH	ARTERIAL PAVING W/ TRANS EB RT LANE	ST JOSEPHS BLVD	EAST ENTRANCE	177' + TRANS WEST OF EAST ENTRANCE	/	/
			11' WIDTH	ARTERIAL PAVING W/ TRANS EB RT LANE	ST JOSEPHS BLVD	WEST ENTRANCE	189' + TRANS WEST OF WEST ENTRANCE	/	/
			6' WIDTH	EB BIKE LANE	ST JOSEPHS BLVD	ATRISCO DR	COORS BLVD	/	/
			10' WIDTH	PCC SIDEWALK (SOUTH SIDE ONLY)	ST JOSEPHS BLVD	ATRISCO DR	COORS BLVD	/	/
			11' WIDTH	COLLECTOR PAVING FOR NB RT LANE	ATRISCO DR	SOUTH ENTRANCE	150' SOUTH W/TRANS	/	/
			10' WIDTH	PCC C&G AND SIDEWALK	ATRISCO DR	ST JOSEPHS BLVD	SOUTH PROPERTY BOUNDARY	/	/
			DRAINAGE TYPE "C"	INLET W/ NEC. RCP SD, MH's, & LATERALS	ST JOSEPHS BLVD	EAST OF INTERSECTION W/ ATRISCO DR		/	/
				PUBLIC DETENTION POND	NORTHWEST CORNER OF LOT 10			/	/
								/	/
								/	/
								/	/
								/	/

Phase 3

~~SIGNALIZATION IMPROVEMENTS AS REQD BY TIS~~

ST JOSEPHS BLVD @ EAST ENTRANCE

Guaranteed under CPN 622387 for Phase 3

Financially Guaranteed DRC #

Constructed Under DRC #

Type of Improvement

Size

Location

From

To

Construction Certification

Inspector

Private P.E.

City Cnst Engineer

Approval of Creditable Items:

Approval of Creditable Items:

Impact Fee Administrator Signature

Date

City User Dept. Signature

Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1

2

3

AGENT / OWNER

John Stapleton

NAME (print)

Community Design Solutions

FIRM

12/16/2024

SIGNATURE - date

PLANNING - date

Jan 7, 2025

TRANSPORTATION DEVELOPMENT - date

Jan 13, 2025

UTILITY DEVELOPMENT - date

Jan 7, 2025

CITY ENGINEER - date

PARKS & RECREATION - date

Jan 7, 2025

AMAFCA - date

Jan 8, 2025

CODE ENFORCEMENT - date

Jan 7, 2025

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION

DATE

DRC CHAIR

USER DEPARTMENT

AGENT /OWNER

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