EXHIBIT D - PRELIMINARY OPINION OF PROBABLE COSTS

January 25, 2016

CPB INFRASTRUCTURE ANALYSIS - SHARED COSTS ONLY		If Built in One Phase			by Phasing (each responsible for 50% of total)			
			Trunk Non-Park	Intract	Phase 1	Phase 2	Commerce City Costs only (CPB west of Akron) - Phase 1	Comments
HARD COSTS:		**Total**						
SUBJECT INFRASTRUCTURE								
Grading, Demo and Erosion Control		**$ 185,850**	**$ 72,600**	**$ 113,250**	**$ 123,962**	**$ 61,331**		
Central Park Boulevard (including $11/sf for median)		**$ 3,358,247**	**$ -**	**$ 3,358,247**	**$ 1,969,917**	**$ 1,544,331**		3,100-feet of CPB includes drainage. No sidewalk, treelawn or other utilities included in Estimate
Central Park Blvd/Prairie Parkway Extension		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 505,293**	1,100 LF 25-ft FL to FL, includes drainage, no treelawn or sidewalk or median, includes path re-work and additional paving for connection to exst PP
Potential Future Signal at CPB and 58th Ave		**$ 250,000**	**$ -**	**$ 250,000**	**$ -**	**$ 250,000**	**$ -**	
Subtotal		**$ 3,794,097**	**$ 72,600**	**$ 3,721,497**	**$ 2,093,879**	**$ 1,855,661**	**$ 505,293**	
General Conditions Items (10%)		**$ 379,410**	**$ 7,260**	**$ 372,150**	**$ 209,388**	**$ 185,566**	**$ 50,529**	
Hard Cost Subtotal:		**$ 4,173,507**	**$ 79,860**	**$ 4,093,647**	**$ 2,303,266**	**$ 2,041,227**	**$ 555,823**	
SOFT COSTS:								
Construction Soft Costs								
Bid and Const Contingency:	**15.00%**	**$ 626,026**	**$ 11,979**	**$ 614,047**	**$ 345,490**	**$ 306,184**	**$ 83,373**	
Construction Management Fee:	**3.00%**	**$ 125,205**	**$ 2,396**	**$ 122,809**	**$ 69,098**	**$ 61,237**	**$ 16,675**	
Construction Program Management:	**0.00%**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
Construction Maintenance:	**2.00%**	**$ 83,470**	**$ 1,597**	**$ 81,873**	**$ 46,065**	**$ 40,825**	**$ 11,116**	
Construction Soft Costs Subtotal:		**$ 834,701**	**$ 15,972**	**$ 818,729**	**$ 460,653**	**$ 408,245**	**$ 111,165**	
Design Soft Costs								
Design Soft Costs:	**14.50%**	**$ 605,159**	**$ 11,580**	**$ 593,579**	**$ 333,974**	**$ 295,978**	**$ 80,594**	
Other Soft Costs								
Materials Management	**1.50%**	**$ 62,603**	**$ 1,198**	**$ 61,405**	**$ 34,549**	**$ 30,618**	**$ 8,337**	
TOTALS:								
Project Total								
Project Totals		**$ 5,675,969**	**$ 108,610**	**$ 5,567,360**	**$ 3,132,442**	**$ 2,776,069**	**$ 755,919**	
Other Costs								
Park Creek District Costs (4.5%)		**$ 255,419**	**$ 4,887**	**$ 250,531**	**$ 140,960**	**$ -**	**$ 34,016**	
Park Creek District Direct Expense (0%)		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
GRAND TOTAL:		**$ 5,931,388**	**$ 113,497**	**$ 5,817,891**	**$ 3,273,402**	**$ 2,776,069**	**$ 789,935**	

Notes:
1. Opinion of Probable Cost above does not include any utilities outside of roadway drainage and assumes City of Commerce City side of Central Park Boulevard is conveyed to the Stapleton ponds.
2. Phase 1 is defined as roadway work only, full width including median to 57th Avenue, and half section to northern end of Stapleton (no median north of 57th Avenue, eastern curb and gutter only)
3. Phase 2 is defined as building of median and associated landscape & irrigation, western (southbound) lanes
4. Sidewalk and treelawn and the east and west sides will be sole responsibilty of each respective owner (PCMD for east and CCC for west) and those costs are not reflected above.