

EXHIBIT D - PRELIMINARY OPINION OF PROBABLE COSTS

January 25, 2016		If Built in One Phase			by Phasing (each responsible for 50% of total)			
CPB INFRASTRUCTURE ANALYSIS - SHARED COSTS ONLY		Trunk Non-Park	Intract	Phase 1	Phase 2	Commerce City Costs only (CPB west of Akron) - Phase 1	Comments	
HARD COSTS:	Total							
SUBJECT INFRASTRUCTURE							3,100-feet of CPB includes drainage. No sidewalk, treelawn or other utilities included in Estimate 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	
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			
Central Park Blvd/Prairie Parkway Extension	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505,293		
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.