

CONSTRUCTION AND REIMBURSEMENT AGREEMENT REGARDING SABLE OUTFALL CHANNEL

This Construction and Reimbursement Agreement Regarding Sable Outfall Channel ("Agreement") is entered into this ____ day of _____, 2025 (the "Effective Date"), between **FARMLORE, LTD.**, a Colorado corporation, whose address is 330 Shadycroft Drive, Littleton, Colorado 80120 ("Farmlore") and the **CITY OF BRIGHTON**, a Colorado home rule municipality, whose address is 500 South 4th Avenue, Brighton, Colorado 80601 (the "City"). Farmlore and the City may each be individually referred to herein as a "Party" and collectively as the "Parties."

RECITALS

A. Farmlore is the developer of portions of the development of land located in the City of Brighton, County of Adams, State of Colorado, commonly known as "Farmlore Development" and has agreed to construct certain types of public improvements; and

B. The City, in cooperation with the Mile High Flood District and various consultants, has designed a regional, master planned storm drainage channel commonly referred to as the "Sable Outfall Channel"; and

C. The City agreed, in that certain "Subdivision Plan Agreement of Farmlore North" by and between The Lakes Metropolitan District No. 1, Brighton Lakes LLC, the City and The Lakes Metropolitan District No. 4, dated the 7th day of December, 2021 ("Farmlore North Subdivision Plan"), to design and construct the Sable Outfall Channel per regional master plan documents.

D. The City has requested, and Farmlore has agreed, to construct a portion of the regional drainage improvement for which the City is responsible and referred to as the Sable Outfall Channel for the benefit of the City and the public at large, as depicted on Exhibit A, attached hereto and incorporated herein by this reference, for which the initial estimated cost for the Sable Outfall Channel, as indicated on the Opinion of Probable Costs submitted by JR Engineering and together with the other costs incurred by Farmlore (the "Sable Outfall Channel Initial Budget"), incorporated herein as Exhibit B, is approximately \$1,413,924.16; and

E. The City and Farmlore recognizes the potential for cost savings by having Farmlore construct the Sable Outfall Channel concurrent with construction of other developer-required improvements ("Developer-Required Improvements") in the general vicinity; and

F. The Parties acknowledge that certain improvements required for the Sable Outfall Channel are also included within the Developer-Required Improvements ("Shared Improvements"). The list of Shared Improvements are depicted on Exhibit C attached hereto and incorporated herein by this reference; and

G. The City agrees to reimburse Farmlore for the costs of constructing the Sable Outfall Channel, less certain amounts associated with the Shared Improvements, as set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, and for other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Sable Outfall Channel Design. The City, at its sole expense, will design or cause to be designed, all elements of the Sable Outfall Channel (the “Outfall Plans”). The Parties have agreed on the flow rates entering the outfall from Stormwater Detention Pond E (“Pond E”) which serves as the basis of design of the Sable Outfall Channel. Pond E shall remain in its current condition as an infiltration pond pursuant to the Farmlore North Subdivision Plan, however, Parties agree that Pond E shall accept regional stormwater runoff as generally described in the document titled “Final Drainage Report Pond E/Sable Outfall Design Addendum” dated August 5, 2025 and stamped approved by the City on August 28, 2025. Parties further agree that, prior to directing regional stormwater runoff to Pond E, additional agreement related to conveyance of regional stormwater runoff across Farmlore’s property and maintenance of Pond E shall be required.

2. Pond E Outlet Design. Farmlore, at its sole expense, will design or cause to be designed pursuant to the Mile High Flood District’s Urban Storm Drainage Criteria Manual and City Standards and Specifications, the outlet structure and pipe commencing at Pond E and terminating at the commencement of the Sable Outfall Channel (“Outlet Plans”).

3. Easements and Other Agreements. The City, at its sole expense, shall obtain the following associated Sable Outfall Channel:

a. **Temporary and Permanent Easements.** All offsite easements necessary for the Outfall Plans and Outlet Plans, including, but not limited to, easements on the two private parcels located north of the Fulton Ditch;

b. **Crossing Agreement.** All crossing agreements, easements, and/or licenses with the applicable parties necessary for crossing, and all construction associated therewith, the Fulton Ditch.

c. **Conservation Easement Removal.** The City, at its sole cost and expense, will effectuate the removal of the property the Sable Outfall Channel will be located from the existing conservation easement prior to the commencement of Construction.

4. Construction.

a. Farmlore shall complete the construction of each element designed and shown on the Outfall Plans and Outlet Plans ("Construction"). Farmlore, at its sole discretion, may require, prior to or during the applicable Construction, (i) City approval of the Outfall Plans and Outlet Plans and (ii) a certification that the City has budgeted and appropriated the funds equal to the amount of the Sable Outfall Channel Initial Budget for this reimbursement. The Construction shall be performed and completed in a manner determined by Farmlore in the exercise of its sole and independent judgment that meets or exceeds the Outfall and Outlet Plans. Farmlore shall give the City written notice of the date of its planned commencement of the Construction, which shall not be less than 30 days prior to said commencement.

b. Farmlore shall require that the selected contractor performing the Construction for the Outfall Plans provide a warranty and guarantee ("Warranty"), which shall be assignable to the City, that the work it performs shall be free from any defects in workmanship and materials for a period of not less than two (2) years from the date of Initial Acceptance by the City. The Warranty shall not include any Construction for the Outlet Plans, which such warranty will be provided pursuant to the Farmlore North Subdivision Plan.

c. Attached as Exhibit B is the Sable Outfall Channel Initial Budget for the Construction, including costs for all construction administration, bonds and insurance, legal and other soft costs (collectively "Soft Costs") for the Construction. Farmlore shall submit a revised budget for the costs, including Soft Costs, documenting the actual costs of construction for the applicable Construction for approval (the "Total Cost") once the Construction is completed. Such Total Cost shall include actual payment applications for review from the selected construction contractor, sub-contractors and consultants to support the costs. Farmlore and the City shall amend this Agreement to incorporate the approved Total Cost as a replacement for the applicable Exhibit B should the Total Cost for the Construction exceed those outlined in the Sable Outfall Channel Initial Budget.

d. Attached as Exhibit C is the list of Shared Improvements. The Parties agree that fifty percent (50%) of the costs of the Shared Improvements, as reflected on Exhibit C, shall be deducted from the reimbursement of the Total Cost ("Deducted Shared Costs"). The Deducted Shared Costs is currently anticipated to be \$120,374.38. The Parties acknowledge that the Deducted Shared Costs may increase or decreased based on the revised budget reflecting the actual costs comprising the Total Cost.

e. The City's approval shall be required for any changes to the Sable Outfall Channel Initial Budget which would increase the total costs of the Construction; provided that the City shall approve emergency change orders necessary to prevent or abate imminent threats to human health or the environment.

5. City Payment for Total Costs. Farmlore may submit a written request for partial

payment of the Total Cost at the end of each quarter of the calendar year ("Payment Request"). Such Payment Request shall include evidence of actual costs incurred for the Payment Request. The City shall remit payment to Farmlore in the amount equal to the Payment Request within thirty (30) days of receipt of each Payment Request. Furthermore, after the City receives from Farmlore a written notice that the applicable Construction has been completed, and the City issues initial acceptance for the Construction, Farmlore shall send the City a final Payment Request for the remainder of the Total Cost, not previously paid through a previous Payment Request.

6. Farmlore North Subdivision Plan. The City acknowledges that the Construction outlined within this Agreement is separate and distinct from the public improvements contained within the Farmlore North Subdivision Plan, and therefore, the City's inspections, issuance of initial acceptance, and other obligations associated therewith for public improvements contained within the Farmlore North Subdivision Plan will not be hindered or delayed due to the Construction obligations contained herein.

7. Term of Agreement. This Agreement shall terminate on that date that the City has paid the Total Cost as provided herein and Farmlore has provided as-builts or contractor redlines supporting the actual construction location of the improvements and has assigned the Warranty to the City for any improvements that shall be publicly owned and maintained.

8. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado. Proper venue shall be in the District Court of Adams County.

9. Notices. All notices required herein shall be in writing and shall be deemed given if personally delivered or mailed with postage prepaid by United States mail to:

To Farmlore:

Farmlore, Ltd.
330 Shadycroft Drive
Littleton, Colorado 80120
Attn: Mick Richardson Telephone: 303-877-6540
E-mail: mick@vhlco.com

To City:

City of Brighton Attn: City Manager
500 S 4th Avenue
Brighton, Colorado 80601

With Copy To:

City of Brighton
Attn: City Attorney's Office
500 S 4th Avenue
Brighton, Colorado 80601

Or any other such address as either party may hereinafter provide.

10. Amendment. This Agreement may not be amended or modified except by an instrument in writing duly executed by the Parties.

11. Assignment. No party shall have the right to assign its rights or obligations under this Agreement without the prior written consent of the other Parties hereto, which may be granted or withheld in the sole discretion of such Parties.

12. Termination for Non-Appropriation. Notwithstanding any other provision herein to the contrary, every obligation of the City that involves the expenditure of any resources in a future fiscal year shall be subject to the lawful appropriation of sufficient funds therefore by the Brighton City Council.

13. No Joint Venture or Partnership. Nothing herein shall be interpreted or construed as creating a joint venture or partnership between the Parties. Neither of the Parties shall have the right under this Agreement to create any obligation or incur any debt on behalf of the City or Farmlore.

14. No Third Party Benefits Intended. It is expressly understood and agreed that the enforcement of all terms and conditions of this Agreement and all rights and actions relating thereto shall be strictly reserved to the City and Farmlore, and nothing herein shall give or allow any claim or right of action to or by any other or third person to this Agreement. It is the intention of the City and Farmlore that any person other than the City and Farmlore receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

15. Benefit and Binding Effect. This Agreement and all of the terms and provisions hereof shall inure to the benefit of and be binding upon the Parties hereto and their successors and assigns. This Agreement may be executed by facsimile or PDF file format and/or in any number of counterparts. Each party may rely upon any facsimile, PDF file format or counterpart copy as if it were one original document.

[signature page to follow]

WHEREFORE, the Parties affix their signatures as of the Effective Date.

CITY OF BRIGHTON, COLORADO

ATTEST:

Michael Martinez, City Manager

Natalie Hoel, City Clerk

APPROVED AS TO FORM:

Alicia Calderón, City Attorney

FARMLORE, LTD.,
a Colorado corporation

By: 
Printed Name: Michael A. Richardson
Its: President

ATTEST:

By: 
Secretary

Exhibit A
Sable Outfall Channel Depiction

SABLE BOULEVARD REGIONAL STORMWATER DRAINAGE OUTFALL
LOCATED IN THE SE 1/4 AND THE NE 1/4 OF SECTION 19 TOWNSHIP 1 S, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

ADAMS COUNTY, STATE OF COLORADO
CITY OF BRIGHTON
PHASE A FINAL CONSTRUCTION DOCUMENTS

PROJECT CONTACTS

CIVIL ENGINEER:

JR ENGINEERING
2200 S. ALTON WAY, SUITE C400
DENVER, CO 80222
TEL: (303) 746-3333

OWNER:

CITY OF BRIGHTON
UTILITIES DEPARTMENT
500 SOUTH 4TH AVENUE
BRIGHTON, CO 80601
SCOTT OLSEN: (303) 655-2000

GEOTECHNICAL:

A.G. WASSERMAN, INC.
1000 S. WATKINS STREET
ENGLEWOOD, CO 80110
PEDRO MANRIQUEZ: (303) 759-8900

UTILITIES

SANITARY SEWER:

ELECTRIC:

FIBER:

GAS:

CITY OF BRIGHTON
500 S. 4TH AVENUE
BRIGHTON, CO 80601
SCOTT OLSEN: (303) 655-2136

UNITED POWER
1000 S. COOPERATIVE WAY
BRIGHTON, CO 80601
HECTOR ARBONNE: (720) 685-4661

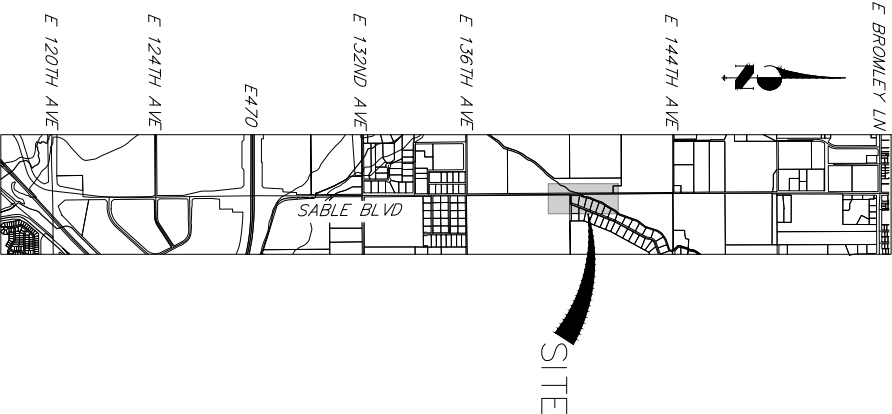
CITY OF BRIGHTON
500 S. 4TH AVENUE
BRIGHTON, CO 80601
CHRIS NEVES: (303) 655-2394

COMCAST
1000 S. WATKINS ST
DENVER, CO 80202
CONTACT: 800-515-7722

AUTO COMMUNICATIONS, LLC
1000 S. WATKINS ST
LINCOLN, NE 68503
CONTACT: (402) 480-6550

XCEL ENERGY
1000 S. WATKINS ST
AVONDA, CO 80002
DANIEL WALK: (303) 925-3894

PHILIPS 66 (OP: MUISTREAU)
1000 S. WATKINS ST
GREENLEY, CO 80539
MONIQUE LEBLANC: 970-302-3441



PROJECT LOCATION MAP

SCALE: 1"=100'

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. THE BEARING OF THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS 242°07' AT THE CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "S 242°07' AT THE CORNER" IS BEARING TO THE CORNER. THE BEARING OF THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS 242°07' AT THE CORNER.

BENCHMARK:

A 3-1/2" ALUMINUM CAP IN RANGE BOX LOCATED 0.5 MILES NORTH OF THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. THE CAP IS STAMPED "S 242°07' AT THE CORNER" AND HAS A PUBLISHED ELEVATION OF 5005.47 FEET (NAD83).

SHEET INDEX

1	COVER SHEET
2	LEGEND
3	GENERAL NOTES
4	TRAFFIC CONTROL PLAN
5	CONSTRUCTION PLAN
6-7	REVISION PLAN
8-11	OUTFALL PLAN AND PROFILE
12-15	SMALL BASE AND DETAIL
16	SMALL BASE AND DETAIL
17	FUTURE SABLE BOULEVARD
TOTAL	17



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

TRISTAN BOWSER, P.E.
COLORADO P.E. #1602
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE



Centennial 303-740-9888 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR
CITY OF BRIGHTON
500 SOUTH 4TH AVENUE
ATTN: SCOTT OLSEN
(202) 655-2000

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

H-SCALE	1"=1000'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	10/17/25				
DESIGNED BY	AML				
DRAWN BY	AML				
CHECKED BY					

SHEET	1 OF 17
JOB NO.	1617600

SABLE BOULEVARD REGIONAL
STORMWATER DRAINAGE OUTFALL

COVER SHEET

GENERAL PROJECT NOTES

- [illegible]

FULLION DITCH CONSTRUCTION NOTES:

- [illegible]

CITY OF BRIGHTON GENERAL CONSTRUCTION NOTES

- [illegible]

BRIGHTON EROSION CONTROL NOTES

- [illegible]

DRAINAGE GENERAL NOTES

1. PROJECT PLANNING: ARE YOU LOCKED INTO THE OWNER'S COMMANDS, OR DO YOU HAVE THE FREEDOM TO MAKE DECISIONS FOR YOUR OWN BENEFIT?
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING STABLE, OCCASIONAL, AND TIMELY INFORMATION FOR THE STAKEHOLDER COMMUNITY. THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING INFORMATION IS NOT LIMITED TO THE TECHNICAL REQUIREMENTS AND DELIVERABLES SHOWN OF SPECIFIC, INDIVIDUAL PROJECTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING INFORMATION, AND/OR BRANDED INFORMATION, WITH STABILITY REQUIREMENTS, AND SHOWN OF SPECIFIC, INDIVIDUAL PROJECTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING INFORMATION, AND/OR BRANDED INFORMATION, WITH STABILITY REQUIREMENTS, AND SHOWN OF SPECIFIC, INDIVIDUAL PROJECTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING INFORMATION, AND/OR BRANDED INFORMATION, WITH STABILITY REQUIREMENTS, AND SHOWN OF SPECIFIC, INDIVIDUAL PROJECTS.
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**ADAMS COUNTY GENERAL
CONSTRUCTION NOTES:**

- [illegible]

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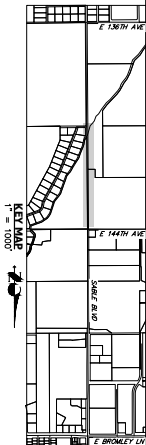
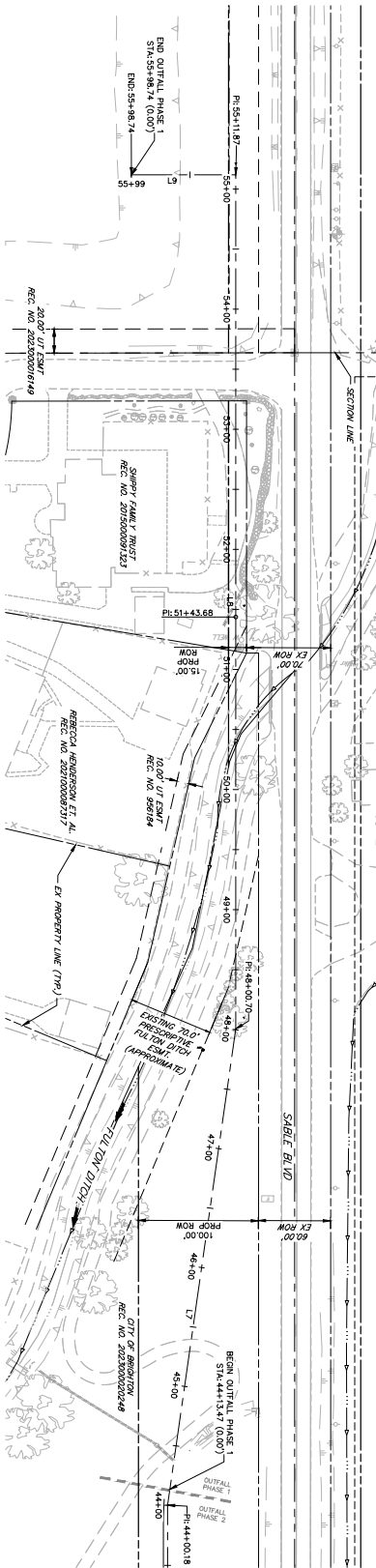


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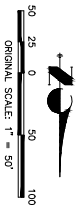
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CITY OF BRIGHTON
500 SOUTH 4TH AVENUE
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LINE TABLE		
LINE	BEARING	DISTANCE
L7	S07°42'09" W	403.92'
L8	S00°26'30"E	711.18'
L9	N89°33'25"E	104.75'



BASIS OF BEARINGS.
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH-RT 1/4 OF SECTION 36, T1S, R1E, S4E, COLORADO PLANE, 18917 AT THE INTERSECTION OF THE CORNER AND A 2-1/4\"/>



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

TRISTAN BOWSER, P.E.
COLORADO P.E. #1602
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

SHEET 5 OF 17
JOB NO. 1617600

SABLE BOULEVARD REGIONAL
STORMWATER DRAINAGE OUTFALL

HORIZONTAL CONTROL PLAN

H-SCALE	1"=50'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	10/17/25				
DESIGNED BY	AML				
DRAWN BY	KM				
CHECKED BY					

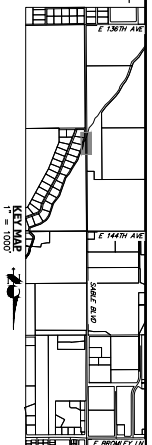
**JR ENGINEERING**
A Weidman Company

Central 303-740-9888 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

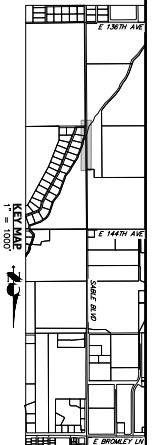
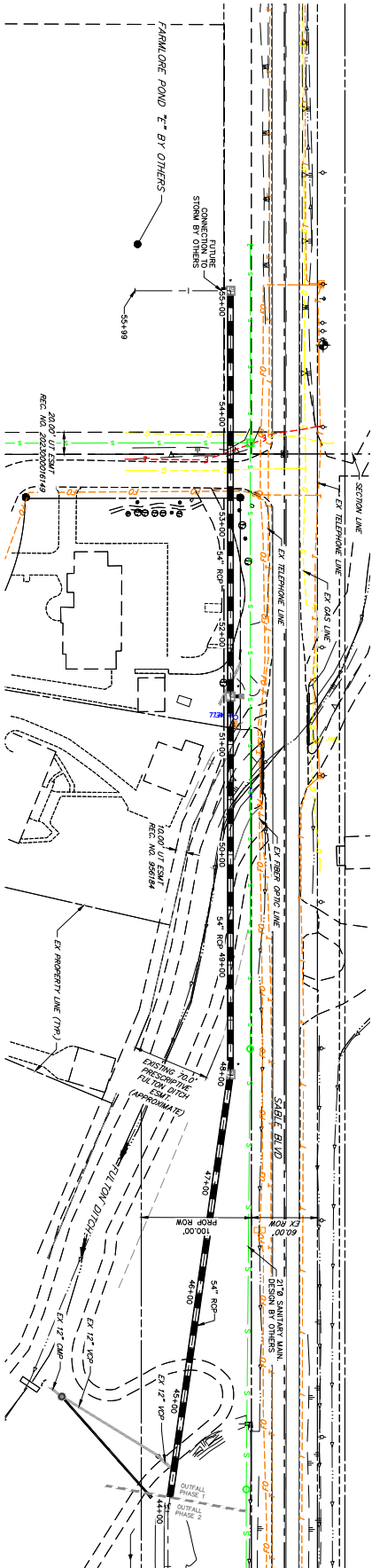
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CITY OF BRIGHTON
500 SOUTH 4TH AVENUE
ATTN: SCOTT OLSEN
(202) 655-2000

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BASIS OF BEARINGS.

THE CENTER 1/4 CORNER, SAID LINE BEARING ASSUMED TO BEAR 58°29'35\"/>

NOTES

1. UTILITIES TO BE SUPPORTED THROUGH R/W ARE INDICATED BY A DASHED LINE WITH A CENTER LINE.
2. UTILITIES TO BE RELOCATED SHALL BE INDICATED WITH THE RESPECTIVE CHAIN LINE.

UTILITIES LEGEND

- EX STORM SEWER
- PROP STORM SEWER
- PROP IRRIGATION DITCH
- PROP SANITARY SEWER
- LIMIT OF GRADING
- UTILITY LOWERING
- EX WATER
- EX ELECTRIC LINE
- EX FIBER OPTIC LINE
- EX TELECOM LINE
- EX GAS LINE
- EX IRRIGATION DITCH

50 25 0 50 100
ORIGINAL SCALE: 1\"/>



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

TRISTAN BONSER, P.E.
COLORADO P.E. #1602
FOR AND ON BEHALF OF JR. ENGINEERING, LLC

DATE

H-SCALE	1"=50'	No.	REVISION	BY	DATE
V-SCALE	N/A				
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SABLE BOULEVARD REGIONAL
STORMWATER DRAINAGE OUTFALL

UTILITY PLAN

SHEET 8 OF 17
JOB NO. 161700



Storm Manhole Lid & Grate Inlet Requirements

All new storm manhole lids and iron grate inlets shall be permanently imprinted with the image of a fish and must incorporate City of Brighton's approved educational message. The message must state the following, or an approved equivalent statement:

FLOW TO PUBLIC WATERWAYS

STOCKHOLM SECTION

- 1) **Public awareness.** Unlike sanitary sewer, stormwater is not treated before entering local waterways

- 2) **Public awareness:** Public awareness is important, not just for the general public, but also for the business community. By making a variety of timely, targeted messages on local radio and television, The City of Brighton is increasing the educational message on stormwater management and water reuse. By informing local residents that everything that goes down the stormwater drain system will end up in our local watersheds affecting the aquatic environment, as well as the quality of our water supplies, awareness is affecting the aquatic environment, as well as the quality of our water supplies.
- 3) **Durable and Effective:** Unlike standard messages or other short-lived approaches, creating well laid out, durable, and effective signage is a long-term solution. The City of Brighton is creating signage that will endure for years to come. The City of Brighton is also creating signage that will be able to focus on the messaging of existing stormwater management programs. Now the program will be able to focus on the messaging of existing stormwater management programs.

The City of Brighton has been requiring that developers follow this policy since May 2005

customized message and image must be specified on the plans

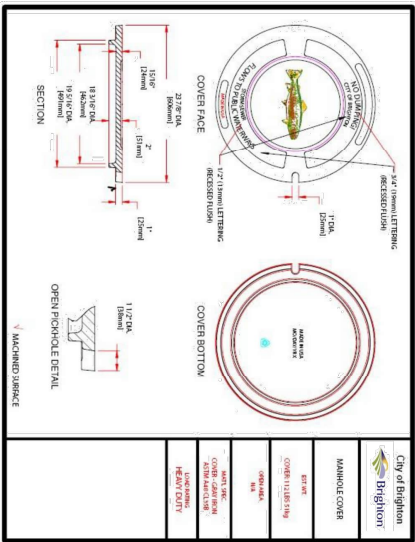
ing should be of sufficient size to be easily readable.



For more information please contact Utilities Department, Stormwater Division at (303) 655-2136

or, visit <http://co-biophoton.org/pubs/camp/202/Storminger>

Page 1 of 3

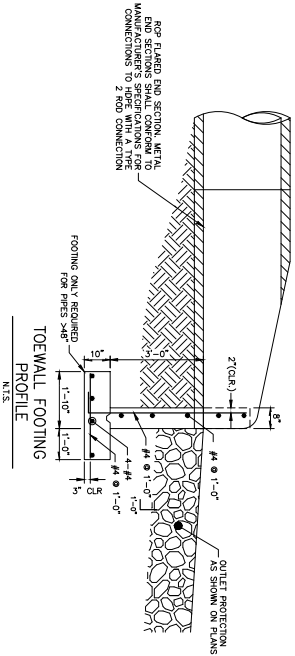
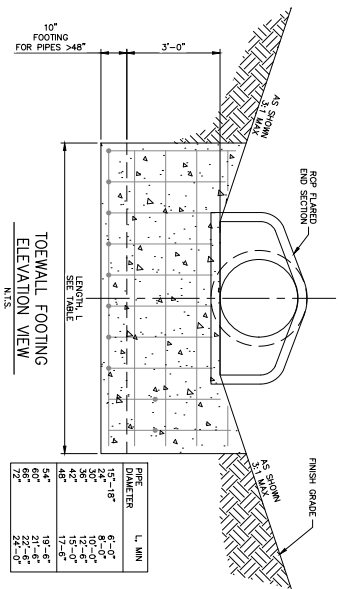


For more information please contact Utilities Department, Stormwater Division at (303) 655-2136, or, visit <http://co.brighton.chicplus.com/302/Stormwater>.

The technical drawing illustrates the design of a Grate Curb Storm Inlet through three distinct views:

- PLAN VIEW:** This top-down perspective shows a rectangular frame containing five parallel, rounded grates. A label "No dumping" is positioned at the top left, and "Flows to creek" is at the bottom right.
- SECTION:** This side view reveals the internal structure, showing the grates supported by a series of vertical bars or ribs within a deep channel.
- SIDE ELEVATION:** This front-facing view depicts the curb profile and the grate assembly, highlighting its integration with the surrounding pavement and the flow path leading down the drain.

For more information please contact Utilities Department, Stormwater Division at (303) 655-2136, or visit <http://co.brighton.co.ukplus.com/102/Stormwater>



**Know what's below.
Call before you dig.**

STANDARD DETAILS SHOWN
APPLICATION TO THIS PROJECT

PRELIMINARY
NOT FOR
CONSTRUCTION

TRISTAN BONSER, P.E.
COLORADO P.E. 47602
FOR AND ON BEHALF OF JR ENGINEERING, LLC

H-SCALE	N/A	No. REVISION	BY	DATE
V-SCALE	N/A			
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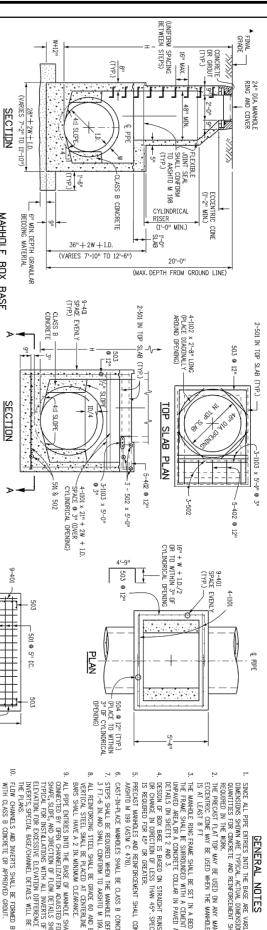
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SABLE BOULEVARD REGIONAL
STORMWATER DRAINAGE OUTFALL

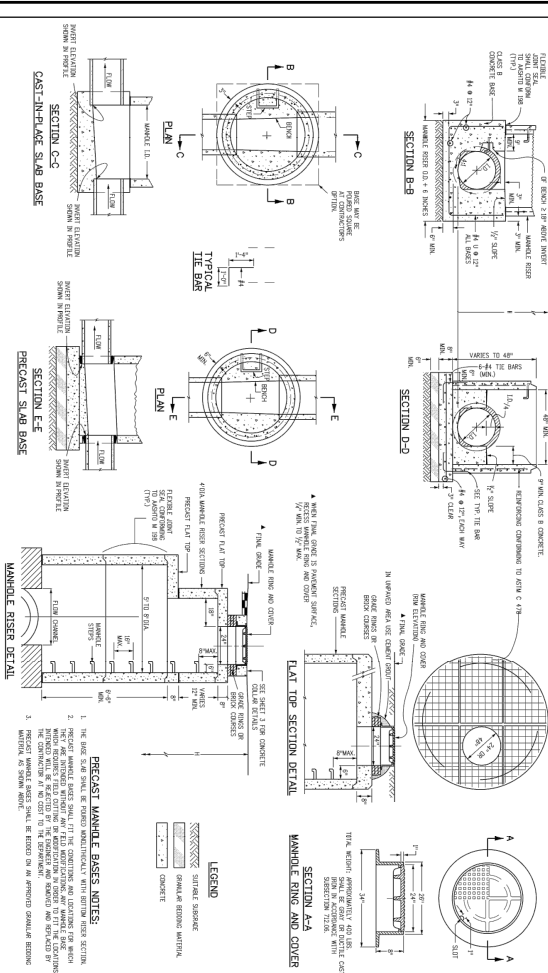
STANDARD DETAILS

SHEET	14	OF	17
JOB NO.	1617600		



ITEM	QTY	UNIT	DESCRIPTION	QTY	UNIT	DESCRIPTION	QTY	UNIT	DESCRIPTION
401	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
402	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
403	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
404	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
405	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
406	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
407	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
408	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
409	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
410	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
411	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
412	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
413	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
414	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
415	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
416	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
417	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
418	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
419	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP
420	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP	1	EA	MANHOLE BOX BASE, 24" DIA., 12" DEEP

Computer File Information	Sheet Revisions	Colorado Department of Transportation	MANHOLES	STANDARD PLAN NO.
Project: SABLE BOULEVARD REGIONAL STORMWATER DRAINAGE OUTFALL	Revision: 1	Project: SABLE BOULEVARD REGIONAL STORMWATER DRAINAGE OUTFALL	MANHOLES	M-604-20
Drawn: JLR	Checked: JLR	Drawn: JLR	MANHOLES	M-604-20
Project Development Branch	Project Development Branch	Project Development Branch	MANHOLES	M-604-20
DD/17A	DD/17A	DD/17A	MANHOLES	M-604-20
Sheet No. 1 of 3	Sheet No. 1 of 3	Sheet No. 1 of 3	MANHOLES	M-604-20



Computer File Information	Sheet Revisions	Colorado Department of Transportation	MANHOLES	STANDARD PLAN NO.
Project: SABLE BOULEVARD REGIONAL STORMWATER DRAINAGE OUTFALL	Revision: 1	Project: SABLE BOULEVARD REGIONAL STORMWATER DRAINAGE OUTFALL	MANHOLES	M-604-20
Drawn: JLR	Checked: JLR	Drawn: JLR	MANHOLES	M-604-20
Project Development Branch	Project Development Branch	Project Development Branch	MANHOLES	M-604-20
DD/17A	DD/17A	DD/17A	MANHOLES	M-604-20
Sheet No. 2 of 3	Sheet No. 2 of 3	Sheet No. 2 of 3	MANHOLES	M-604-20



ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN APPLICATION TO THIS PROJECT

PRELIMINARY NOT FOR CONSTRUCTION

DATE

SHEET	15 OF 17
JOB NO.	167600

SABLE BOULEVARD REGIONAL STORMWATER DRAINAGE OUTFALL

BY	DATE	REVISION	No.
DESIGNED BY	10/17/25	N/A	1
DRAWN BY	AML	N/A	2
CHECKED BY			

JLR ENGINEERING
A Westcon Company

Central 303-740-9888 • Colorado Springs 719-592-2593
Fort Collins 970-491-9888 • www.jlrengineering.com

PREPARED FOR
CITY OF BRIGHTON
500 SOUTH 4TH AVENUE
ATTN: SCOTT OLSEN
(202) 655-2000

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THE ENGINEER APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

Exhibit B
Sable Outfall Channel Initial Budget

General Project Cost Summary					
Project:	Sable	Regional Storm Water Drainage Outfall - Phase A			
Plans	10/17/2025	Sable Blvd Regional Stormwater Drainage Outfall - Phase A			
Soils	8/23/2007	CTL DN42,985-115			
Soils	10/22/2018	CTL DN49,683-115-R1			
Prepared:	11/3/2025				
GENERAL PROJECT COSTS SUMMARY					
ITEM				TOTAL COST	NOTES
Survey				\$5,900.00	
Soil Engineering				\$11,745.00	
Environmental Consult. SWMP				\$0.00	
Construction Management/Legal				\$80,546.22	
Grading				\$0.00	
Erosion Control				\$26,500.00	
Wet Utilities				\$1,151,979.38	
Utility Crossings				\$0.00	
Electrical Backbone				\$0.00	
Street Lights				\$0.00	
Phone/Cable				\$0.00	
Gas Backbone				\$0.00	
Concrete				\$0.00	
Paving				\$0.00	
Signage				\$0.00	
Fencing and Monumentation				\$0.00	
Landscaping				\$0.00	
Traffic Control				\$7,715.00	
Permitting and Inspections				\$1,000.00	
Contingency				\$128,538.56	
Grand Total				\$1,413,924.16	Contingencies included. See details below
GENERAL PROJECT COSTS DETAILS					
Survey & Engineering					Aztec
Description	Quantity	Unit	Unit Price	Current/Revised Budget	
Survey	1	LS	\$5,900.00	\$5,900.00	Aztec 10/03/2025
Sub Total				\$5,900.00	
10% Contingency				\$590.00	
Surveying Lump Sum includes overex	-	LS	\$0.00	\$6,490.00	
Soil Engineering					Budget
Description	Quantity	Unit	Unit Price	Current/Revised Budget	Notes
Soils - Construction Observation	1	LS	\$11,745.00	\$11,745.00	CTL 10/27/2025
Soils Total				\$11,745.00	
10% Contingency				\$1,174.50	
Soils Engineering				\$12,919.50	
Other Engineering					
Description	Quantity	Unit	Unit Price	Current/Revised Budget	Notes
Environmental Consult. SWMP	-	LS	\$2,500.00	\$0.00	FROM PREVIOUS PROJECTS
Management Fees					
Construction Management	1	LS	\$ 54,287.04	\$54,287.04	
Legal	1	LS	\$26,259.18	\$26,259.18	
Management/Administration/Legal Total				\$80,546.22	
10% Contingency				\$8,054.62	
Management/Administration/Legal				\$88,600.84	
Grading & Demolition					Budget
Description	Quantity	Unit	Unit Price	Current/Revised Budget	Notes
All Items in Storm Category		EA		\$0.00	Budget
Grading Total				\$0.00	
10% Contingency				\$0.00	
Grading				\$0.00	
Erosion Control					Budget
Description	Quantity	Unit	Unit Price	Current/Revised Budget	Notes
Initial Erosion Control					
Erosion Control	1	LS	\$17,500.00	\$17,500.00	Budget
Monthly Maintenance	6	Months	\$1,500.00	\$9,000.00	Budget
Total				\$26,500.00	
10% Contingency				\$2,650.00	
Erosion Control				\$29,150.00	
Utilities					

Description	Quantity	Unit	Unit Price	Current/Revised Budget	
General Conditions					
Mobilization	1	LS	\$28,753.00	\$28,753.00	TSC 10/24/2025
Potholing	1	DY	\$2,172.00	\$2,172.00	
Cross Exisitng Utilities	4	EA	\$944.00	\$3,776.00	
General Conditions Total				\$34,701.00	
Sanitary Sewer					
N/A	-	EA	\$0.00	\$0.00	
Sanitary Subtotal				\$0.00	
Water					
N/A		EA	\$6,500.00	\$0.00	
Water Total				\$0.00	
Storm Sewer					
Dewatering	10	DY	\$3,046.00	\$30,460.00	TSC 10/24/2025
Tree Removal at Fulton Ditch & Sable-Large Trees	9	EA	\$4,450.00	\$40,050.00	
CMP Pipe Remove & Dispose	335	LF	\$27.00	\$9,045.00	
Existing Headgate Remove & Dispose	1	EA	\$1,300.00	\$1,300.00	
12" HDPE	175	LF	\$75.00	\$13,125.00	
12" HDPE Plug	1	EA	\$1,050.00	\$1,050.00	
CTE Headgate (12" HDPE)	1	EA	\$5,600.00	\$5,600.00	
18" CMP	110	LF	\$140.00	\$15,400.00	
24" RCP	16	LF	\$200.00	\$3,200.00	
54" RCP (15'-20')	1,112	LF	\$480.00	\$533,760.00	
114"x114" BBMH (15'-20')	3	EA	\$54,500.00	\$163,500.00	
54" RCP Plug	2	EA	\$1,250.00	\$2,500.00	
Type C Inlet (0'-10')	1	EA	\$9,500.00	\$9,500.00	
Concrete Cut-Off Walls	2	EA	\$10,000.00	\$20,000.00	
Concrete Saddle/Encasement	108	CY	\$400.00	\$43,200.00	
Asphalt R&R @ E 140th Ave - Sable	21	SY	\$106.00	\$2,226.00	
Fulton Ditch Maintenance Road Restoration	8,400	SF	\$2.50	\$21,000.00	
R&R Existing Landscape Shrubs	4	EA	\$600.00	\$2,400.00	
R&R Existing Landscape Rock	322	SF	\$24.00	\$7,728.00	
R&R Existing Crusher Fines Road	2,610	SF	\$4.00	\$10,440.00	
R&R Existing Landscape Pavers & Curb	380	SF	\$45.00	\$17,100.00	
Performance Bond and Insurance	1	LS	\$19,694.38	\$19,694.38	
Force AccountMinor Contract Revisions	1	LS	\$145,000.00	\$145,000.00	
Storm Subtotal				\$1,151,979.38	
10% Contingency				\$115,197.94	
Wet Utilities Total				\$1,267,177.32	
UTILITIES					Budget
Description	Quantity	Unit	Unit Price	Current/Revised Budget	Notes
Utility Crossings					
N/A		EA	\$0.00	\$0.00	
Total				\$0.00	
10% Contingency				\$0.00	
Utility Crossings				\$0.00	
Electrical Backbone					Budget
Description	Quantity	Unit	Unit Price	Current/Revised Budget	Notes
N/A	-	EA	\$ -	\$0.00	
Total				\$0.00	
10% Contingency				\$0.00	
Electrical Backbone				\$0.00	
Streetlights					
Street lights	-	EA	\$11,500.00	\$0.00	
Telephone					Budget
Description	Quantity	Unit	Unit Price	Current/Revised Budget	Notes
Relocate Telephone	-	LS	\$150,000.00	\$0.00	
Cable					
Description	Quantity	Unit	Unit Price	Current/Revised Budget	Notes
Relocate Cable	-	LS	\$150,000.00	\$0.00	
Cable Lateral Extensions				\$0.00	
Gas Main					
Description	Quantity	Unit	Unit Price	Current/Revised Budget	Notes
Relocate Gas	-	LS	\$150,000.00	\$0.00	
Total				\$0.00	
10% Contingency				\$0.00	

Gas Backbone				\$0.00	
Miscellaneous Dry Utilities					
Miscellaneous Dry Utilities					
Concrete					Budget
Description	Quantity	Unit	Unit Price	Current/Revised Budget	Notes
Mobilization Per Concrete		EA	\$9,829.43	\$0.00	
6" Vertical Curb & Gutter w/2' Pan		LF	\$22.90	\$0.00	
10' Detached Sidewalk		SF	\$6.19	\$0.00	
HC Ramps		EA	\$3,200.00	\$0.00	
Subgrade Prep Detached walk		SF	\$1.38	\$0.00	
Backfill Curb & Gutter		LF	\$1.35	\$0.00	
Backfill Concrete Walk		LF	\$1.35	\$0.00	
Subtotal				\$0.00	
Performance and Payment Bond				\$0.00	
Total				\$0.00	
10% Contingency				\$0.00	
Concrete				\$0.00	
Paving					Budget
Description	Quantity	Unit	Unit Price	Current/Revised Budget	
Asphalt R&R	-	SY	\$107.00	\$0.00	
Mill & Overlay	-	SY	\$25.00	\$0.00	
Adjust Manholes	-	EA	\$1,004.00	\$0.00	
Adjust Water valves		EA		\$0.00	
Subtotal				\$0.00	
10% Contingency				\$0.00	
Paving				\$0.00	
Signage / Striping / Signal					Budget
Description	Quantity	Unit	Unit Price	Current/Revised Budget	Notes
Signage and Striping	-	LS	\$0.00	\$0.00	
Mobilization					
Mobilization		EA	\$0.00	\$0.00	
Total				\$0.00	
10% Contingency				\$0.00	
Signage				\$0.00	
Fencing and Monumentation					
Three Rail Fence	-	LF	\$0.00	\$0.00	
6' Privacy Fence	-	LF	\$0.00	\$0.00	
6' 7" Masonry Columns	-	EA	\$0.00	\$0.00	
Misc	-	LF	\$0.00	\$0.00	
Mailbox Clusters	-	EA	\$0.00	\$0.00	
Total				\$0.00	
10% Contingency				\$0.00	
Fencing and Monumentation				\$0.00	
Landscaping					Does Not Include Tap Fees
Landscaping		SF	\$3.00	\$0.00	
Landscaping Detention Area		SF	\$2.00	\$0.00	
1" Irrigation Meter		EA	\$7,500.00	\$0.00	
Tap Fee		LS	\$250,000.00	\$0.00	
Landscape Total				\$0.00	
10% Contingency				\$0.00	
Landscaping				\$0.00	Budget
Traffic Control					Budget
Description					
Traffic Control	5	DY	\$1,543.00	\$7,715.00	
Total				\$7,715.00	
10% Contingency				\$771.50	
Traffic Control				\$8,486.50	
Permitting					
Grading Permit Fee	-	LS	2,500.00	\$0.00	
Concrete	-	LS	\$12,000.00	\$0.00	
General/State Permitting	1	LS	\$1,000.00	\$1,000.00	
ROW Permit	-	LS	\$ 50,000.00	\$0.00	
Total				\$1,000.00	
10% Contingency				\$100.00	
Permitting and Inspections				\$1,100.00	
Grand Totals				\$1,413,924.16	

Exhibit C
Deducted Shared Costs

Sable Regional Storm Water Drainage Outfall - Phase A
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<i>Description</i>	<i>Unit</i>	<i>QTY</i>	<i>Unit Price</i>	<i>Item Cost</i>	<i>City/District Portion</i>	<i>Notes</i>
Mobilization	LS	1	\$ 28,753.00	\$ 28,753.00	\$ 14,376.50	Cost Shared
Potholing	DY	1	\$ 2,712.00	\$ 2,712.00	\$ 1,356.00	Cost Shared
Dewatering	DY	10	\$ 3,046.00	\$ 30,460.00	\$ 15,230.00	Cost Shared
Removal of Existing Pipe	LF	335	\$ 27.00	\$ 9,045.00	\$ 4,522.50	Cost Shared
Removal of Tree	EA	9	\$ 4,450.00	\$ 40,050.00	\$ 20,025.00	Cost Shared
12 Inch Plastic Pipe (Special)	LF	175	\$ 75.00	\$ 13,125.00	\$ 6,562.50	Cost Shared
Hot Mix Asphalt (Patching) (Asphalt)	SY	21	\$ 106.00	\$ 2,226.00	\$ 1,113.00	Cost Shared
Asphalt R&R @ E 140th Ave - Sable	SF	8,400	\$ 2.50	\$ 21,000.00	\$ 10,500.00	Cost Shared
R&R Existing Landscape Shrubs	EA	4	\$ 600.00	\$ 2,400.00	\$ 1,200.00	Cost Shared
R&R Existing Landscape Rock	SF	322	\$ 24.00	\$ 7,728.00	\$ 3,864.00	Cost Shared
R&R Existing Crusher Fines Road	SF	2,610	\$ 10.35	\$ 27,013.50	\$ 13,506.75	Cost Shared
R&R Existing Landscape Pavers & Curb	SF	380	\$ 45.00	\$ 17,100.00	\$ 8,550.00	Cost Shared
Erosion and Sediment Control	LS	1	\$ 17,250.00	\$ 17,250.00	\$ 8,625.00	Cost Shared
Sub-Total				\$ 218,862.50	\$ 109,431.25	
10%Contingency				\$ 21,886.25	\$ 10,943.13	
Total				\$ 240,748.75	\$ 120,374.38	