

IMPROVEMENTS AGREEMENT
FOR
STONEBRIDGE PARK

THIS AGREEMENT is entered into this 6th day of October, 2000 between Ski Time Square Development LLC, a Colorado limited liability company (hereinafter referred to as "Developer") and the CITY OF STEAMBOAT SPRINGS, COLORADO, a Colorado municipal corporation (hereinafter referred to as "City").

WHEREAS, Developer is the developer of the real property development known and described as Stonebridge Park, located in Steamboat Springs, Colorado; and

WHEREAS, the Community Development Code requires the execution of an Improvements Agreement between the City and Developer whereby Developer shall agree to construct certain improvements, the completion of which are guaranteed to the City; and

WHEREAS, the City and Developer have entered into this Agreement in consideration of the promises contained herein for the benefit of the public;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Construction of Improvement. Developer has entered into a contract with Native Construction of Steamboat Springs, Colorado to construct the required improvements described in Exhibit A which is attached to and incorporated in this Agreement (the "Improvements"). The plans and specifications for the Improvements (the "Plans and Specifications") have been delivered to City and are retained in the offices of the City Department of Public Works and the offices of the Department of Planning Services.

2. Regulations and Specifications. The Improvements shall be constructed in accordance with the City's regulations and specifications in effect as of the date of this Agreement, other applicable state or federal regulations, if any, and the Plans and Specifications retained by the Department of Public Works, all of which are hereby incorporated herein by reference and made a part of this Agreement. All Plans and Specifications have been submitted to, reviewed and approved by the Director of Public Works.

3. Infrastructure Installation/Construction: The Improvements have been designed, surveyed and staked by Civil Design Consultants of Steamboat Springs, a professional engineering firm. Developer shall provide a field engineer on site to observe



534287 10/06/2000 01:46P Kay Weinland
1 of 11 R 55.00 D 0.00 Routt County, CO

and document the physical installation and construction and, at the same time, supervise the contractor. Engineering notes and documentation related to the completion of the Improvements shall be submitted for review prior to preliminary acceptance by the City. To ensure inspection will be adequate, Developer has advised City that Civil Design Consultants will be in charge of overseeing the completion of the Improvements. The Director of Public Works shall advise Developer if he feels modifications should be made to the level of engineering and inspection for the Improvements.

4. Completion Date. The Improvements shall be completed and accepted no later than **October 30, 2001** (the "Completion Date"), unless the City, in its sole discretion, grants in writing an extension of this completion date to Developer. A written extension agreement shall be signed by the City Council President and Developer. No less than sixty (60) days prior to the above scheduled Completion Date, or any extension thereof, Developer shall notify the Director of Planning of the City in writing of the upcoming Completion Date and include a progress report which shall include a statement of whether Developer expects to complete the Improvements by the Completion Date. Developer's failure to provide this notice shall be grounds for the City to withdraw from the Commitment Guarantee in accordance with paragraph 12 below.

5. Estimated Cost. The cost of constructing the Improvements is estimated to be **\$551,506.00**. This estimated construction cost includes the estimated present construction cost, plus a 25% contingency, which includes 10% for an estimated inflation factor determined by the City and calculated to the Completion Date, and a 15% retainage for guarantee of work for the subdivision improvements completed prior to recording the final plat. If change orders are required during the course of construction which increases the cost by more than five percent (5%) of the estimated cost or of any subsequently agreed amount which may result from increased costs of material or labor, the amount of the Commitment Guarantee shall be adjusted accordingly. The Developer shall notify the City in writing of any such change and supply the City with evidence of the adjusted Commitment Guarantee.

6. Commitment Guarantee. Developer's performance under this Agreement is guaranteed by a letter of credit issued by Societe Generale (the "Commitment Guarantee"). The Commitment Guarantee will be retained by the City until released or used as provided in this Agreement. Should the Improvements not be completed and accepted by the City at least 30 days prior to the expiration of any Commitment Guarantee, the Developer agrees to the extension of the Commitment Guarantee and designates the City as its agent to request said extension. Developer shall pay all costs of any Commitment Guarantee extension. It is mutually understood and agreed that the City will pay no interest to Developer on the Commitment Guarantee.

7 *THIS PARAGRAPH LEFT BLANK INTENTIONALLY*


534287 10/06/2000 01:46P Kay Weinland
2 of 11 R 55.00 D 0.00 Routt County, CO

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8. Release of Liability: Insurance. Except for claims arising as a result of the acts or omissions of the City or its agents, Developer shall indemnify and save harmless the City from any and all suits, actions, or claims of every nature and description occurring during the period of construction of the Improvements and for one year thereafter, and caused by, arising from, or on account of the construction process, and pay any and all judgments rendered against the City on account of any such suit, action, or claim, together with all reasonable expenses and attorney's fees incurred by the City in defending such suit, action or claim.

9. Insurance. Developer shall assure that all contractors and other employees engaged in the construction of the Improvements will maintain workmen's compensation insurance.

10. Warranty. Developer hereby warrants that all Improvements will be installed in a good and workmanlike manner and in accordance with the provisions of Section 1 and 2 hereof.

11. Release of Commitment Guarantee. From time to time, as the Improvements are completed, Developer may apply in writing to the Director of Planning Services and Director of Community Services for a partial release of the Commitment Guarantee. The application must show:

- (a) Dollar amount of Commitment Guarantee;
- (b) Work completed, including dollar value;
- (c) Work not completed, including dollar value;
- (d) Amount of previous releases; and
- (e) Amount of Commitment Guarantee requested released.

Upon receipt of the application, the City or its agent shall inspect the Improvements both completed and those incomplete. If the City determines from the inspection that the Improvements shown on the application as being completed have been completed as provided herein, a portion of the Commitment Guarantee shall be released. The release shall be made in writing signed by the Director of Planning Services and approved by the Director of Public Works. The amount to be released shall be the total amount of the Commitment Guarantee less (i) fifteen percent (15%) of the cost of those completed Improvements which are to be accepted by the City or Mount Werner Water and Sanitation District for purposes of maintenance, control or ownership, and (ii) one hundred-twenty five percent (125%) of the projected costs of the Improvements not completed. Notwithstanding the foregoing provisions, Developer shall not apply for a partial release of the Commitment Guarantee in an amount of less than twenty percent (20%) of the total original amount, except for the last such release.


534287 10/06/2000 01:46P Kay Mainland
3 of 11 R 55.00 D 0.00 Routt County, CO

12. Failure to Comply with Specifications – Agreement Cancellation. If the Improvements are not constructed in accordance with the Plans and Specifications, the City shall notify the Developer of noncompliance setting forth in writing the reasons for noncompliance. Reasonable schedules for correction of noncompliance shall be established by mutual agreement of the parties. Should the City determine at any time that the Commitment Guarantee is insufficient to complete construction of said Improvements, the City may require Developer to increase the Commitment Guarantee to equal the amount which the City reasonably deems necessary to complete the Improvements. If the City determines that the Developer will not construct any or all of the Improvements in accordance with this Agreement, the City may cancel and annul this Agreement with respect to such Improvements upon thirty days written notification to Developer and the commitment guarantor, and thereafter, without the necessity of public hearing, withdraw from the Commitment Guarantee such funds as may be necessary, in the opinion of the City, to construct or complete said improvements in accordance with the Plans and Specifications.

13. Completion Procedures and Inspection. Upon completion of the Improvements, or any logical separable portion thereof, Developer shall notify the Department of Planning Services and Department of Public Works in writing and request preliminary inspection of the completed Improvements or part thereof. The City or its agent shall inspect said Improvements and shall notify Developer in writing of non-acceptance or preliminary acceptance of the completed Improvements. If the Improvements are not acceptable, the reasons for non-acceptance shall be stated in writing and corrective measures shall be developed by the City with the assistance of Developer and at Developer's sole expense. Should the Developer fail to take corrective measures required by the City, the City at its discretion, may revoke preliminary acceptance of the Improvements.

The period of preliminary acceptance shall be two years for all Improvements or until final inspection may occur. Inspection shall only occur in the months of June through October. All periods of preliminary acceptance shall run from the date of written notification of preliminary acceptance. During the period of preliminary acceptance, Developer shall, at its own expense, make all needed repairs or replacements due to defective materials or workmanship and be responsible for all maintenance of said Improvements. For publicly accepted streets and infrastructure, it is specifically understood that Developer will be responsible for road maintenance or care, except for snow removal or street cleaning, until the same is finally accepted. In the event of default or any of these obligations by Developer, the City, without notice to Developer, may do the same at the sole expense of Developer and withdraw from the Commitment Guarantee to pay for such expenses.



534287 10/06/2000 01:46P Kay Weinland
4 of 11 R 55.00 D 0.00 Routt County, CO


Upon preliminary acceptance by the City of all Improvements, the Commitment Guarantee may be reduced pro rata in accordance with the provisions of paragraph 11 above to fifteen percent (15%) of the amount estimated for said Improvements. Said fifteen percent retention shall be for the purpose of insuring the correction of the Improvements due to deficiencies in workmanship and/or material during the ensuing one-year period by Developer. As-built engineering drawings shall be submitted for all utility and roadway installments and prior to request for, or issuance of, preliminary acceptance. Nothing herein shall be construed to require the City to make inspections during periods when climatic conditions make thorough inspection unfeasible.

14. Final Acceptance and Maintenance for Public Improvements. Following the period of preliminary acceptance for the Improvements, the City or its agent shall inspect said Improvements for final acceptance upon written request by the Developer. Inspection shall only occur in the months of June through October, except that landscaping shall be inspected only in the month of July and at least three (3) months after preliminary acceptance. The City shall notify Developer in writing of non-acceptance or final acceptance. If the Improvements are not acceptable, the reasons for non-acceptance shall be stated in writing and corrective measures shall be developed by the City, with the assistance of Developer and at Developer's sole expense.

If the City infrastructure Improvements are found to be acceptable, the City, following a Resolution of Acceptance of Improvements by the City Council, shall release the remaining retained balance of the Commitment Guarantee for such accepted Improvements and shall, as of the date of such Resolution, assume such maintenance responsibility for the public improvements as would normally accrue to the City according to the Steamboat Springs Municipal Code.

15. Recording Agreement. Developer shall record this Agreement with the Clerk and Recorder of Routt County, Colorado concurrently with the approved final plat. However, this Agreement shall be submitted to the Director of Planning Services for final review immediately prior to recording.

16. Enforcement. If the City determines that there is a violation of present State laws, City ordinances, Planning Commission regulations and requirements, and/or the terms and provisions of this Agreement, the City Manager may issue a cease and desist order. Thereafter, Developer acknowledges that for purposes of an application by City to the Courts for a restraining order hereunder, City need not show that legal damages are inadequate. Should the City reasonably determine the Commitment Guarantee to be insufficient to insure completion of the Improvements, the City may require Developer or its successors to post additional collateral to guarantee completion of Improvements. The City has the right to pursue any remedy provided by law and, if the City obtains any such remedy, attorney's fees and costs. Furthermore, if any action is brought to enforce this Agreement or any provision of it, to rescind the same, to collect damages for an alleged breach of it, or for a declaratory judgment under this Agreement, the prevailing party in such action, whether plaintiff or defendant, shall be entitled to


534287 10/06/2000 01:46P Kay Weiland
5 of 11 R 55.00 D 0.00 Routt County, CO

collect his reasonable attorneys' fees, in addition to costs of suit, from the other party.

17. Miscellaneous. This Agreement is binding on and inures to the benefit of the heirs, representatives, transferees, successors and assigns of the parties. Notwithstanding the terms of the previous sentence or the other provisions of this Agreement, however, this Agreement is not intended to and shall not constitute a lien or encumbrance upon the title to the individual lots within Stonebridge Park and shall create no personal liability or obligation on the part of the owners of such lots other than Developer. The paragraph headings are descriptive only and neither amplify nor limit the substantive material. The failure to enforce or the waiver of any specific requirements of this Agreement by either party shall not be construed as a general waiver of the Agreement nor any provision herein, nor shall such action act to estop either party from subsequently enforcing this Agreement according to the terms hereof. This Agreement shall be subject to and deemed to incorporate all present and future ordinances of the City applicable thereto. Should any section, paragraph, clause or provision of this Agreement be declared by a court of competent jurisdiction to be invalid, said decisions shall not affect the validity of this Agreement as a whole or any part hereof other than the part declared to be invalid, and the parties hereby affirm that they would have entered into this Agreement and each of its provisions independently of each of its other provisions. Neither party shall assign its rights and obligations hereunder without the written consent of the other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives and made effective on the day and time first above written.

CITY OF STEAMBOAT SPRINGS



BY: Kathy Connell
~~Kathy Connell~~ Kathy Connell
City Council President Pro-Tem

ATTEST:

Julie Jordan-Struble
Julie Jordan-Struble, City Clerk

534287 10/05/2000 01:46P Kay Weinland
6 of 11 R 55.00 D 0.00 Routt County, CO

Ski Time Square Development LLC,
A Colorado limited liability company

By: *Charles W. Porter*
Charles W. Porter, Manager

STATE OF COLORADO)
) ss
COUNTY OF ROUTT)

Subscribed, sworn to and acknowledged before me this 19 day of September,
2000, by Charles W. Porter, as Manager of Ski Time Square Development LLC, a
Colorado limited liability company.

WITNESS my hand and official seal.



Notary Public *Cindy M. Costello*
12/31/2003

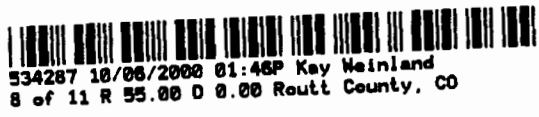


EXHIBIT A
TO THE
IMPROVEMENTS AGREEMENT FOR STONEBRIDGE PARK

This Exhibit A constitutes a summary of the required improvements for the real property development known and described as **Stonebridge Park**, located in the City of Steamboat Springs, Colorado, which are to be constructed in accordance with the Subdivision Improvements Agreement to which this Exhibit is attached. This Exhibit A also constitutes a certification that true and correct copies of the Plans and Specifications for the required improvements have been submitted to the Department of Public Works of the City of Steamboat Springs for retention in accordance with the Subdivision Improvements Agreement. The submitted Plans and Specifications have been signed and dated by the developer or an authorized representative of the developer. The required improvements for this development are summarized as follows:

<u>ITEM:</u>	<u>COSTS:</u>
Items from attached Letter including grading, drainage, paving, water, sewer and dry utilities	\$436,205.00
Record Drawings	\$5,000.00
Sub-total	\$441,205.00
25% Contingency*	\$110,301.00
TOTAL COMMITMENT GUARANTEE	\$551,506.00

(*May be used for correction of a defect or absence of any improvement described in Paragraph 1 of this agreement, which is not specifically listed in Exhibit A).

Reviewed and Approved

Wendie Schulz 9/8/00
 Director of Planning Services- Date
 City of Steamboat Springs

Reviewed and Approved

[Signature] 9/6/00
 Public Works Director - Date
 City of Steamboat Springs

534287 10/06/2000 01:46P Kay Weiland
 9 of 11 R 55.00 D 0.00 Routt County, CO

Civil Design Consultants, Inc.

Engineers and Planners

PO Box 775167 405 S. Lincoln Avenue Steamboat Springs, CO 80477-5167 (970)879-3022 fax 879-3028

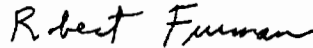
Mr. Scott Woodford
City of Steamboat Springs
P. O. Box 775088
Steamboat Springs, CO 80477

RE: Stonebridge Park


Dear Scott:

This is to confirm that I prepared the Stonebridge Park "Estimate for Bond Reduction", April 2000 as sent to you by Chip Weincek of Eric Smith Associates on 8/22/00.

Sincerely,



Civil Design Consultants, Inc.
Robert Furman
Project Engineer



534287 10/06/2000 01:46P Kay Weinland
10 of 11 R 55.00 D 0.00 Routt County, CO

WORK ITEM	UNIT	PER CONTRACT			COMPLETED TO DATE		REMAINING FOR BONDING	
		EST. QUANT.	UNIT PRICE	CONTRACT PRICE	QUANT.	PRICE		
GRADING, DRAINAGE ROADS								
1	Clear and Grub	ac	2.6	\$ 9,300.00	\$ 24,180.00	2.3	\$ 21,390.00	\$ 2,790.00
2	Topsoil Excavation & Stockpile	c.y.	900.0	\$ 3.75	\$ 3,375.00	900	\$ 3,375.00	\$ -
2	Topsoil Excavation & Hauloff	c.y.	3700	\$ 5.10	\$ 18,870.00	2850	\$ 14,535.00	\$ 4,335.00
2	Topsoil Replace in Site	c.y.	900	\$ 4.00	\$ 3,600.00	0	\$ -	\$ 3,600.00
3	Common excavation & Embankment	c.y.	3500	\$ 5.85	\$ 20,475.00	2600	\$ 15,210.00	\$ 5,265.00
4	Import Fill, Pit Run	c.y.	100	\$ 13.50	\$ 1,350.00	0	\$ -	\$ 1,350.00
4	Import Fill Unclassified	c.y.	1710	\$ 9.00	\$ 15,390.00	1710	\$ 15,390.00	\$ -
5	Boulder Retaining on 1:1 Slope	v.s.f.	5081.5	\$ 2.25	\$ 11,433.38	5081.5	\$ 11,433.38	\$ -
6	Subgrade Preparation	l.s.	1	\$ 2,100.00	\$ 2,100.00	0.6	\$ 1,260.00	\$ 840.00
7	Paved Drive Lot 1	ea	1	\$ 1,800.00	\$ 1,800.00	0	\$ -	\$ 1,800.00
8	Lot 2-3 Drive to Subgrade	l.s.	1	\$ 4,700.00	\$ 4,700.00	0.6	\$ 2,820.00	\$ 1,880.00
9	Drive Constr. Lots 4,5,6,7,9	l.s.	1	\$ 6,000.00	\$ 6,000.00	0.2	\$ 1,200.00	\$ 4,800.00
10	Fire District Turnarounds (Subgrade and	ea	2	\$ 2,400.00	\$ 4,800.00	0.2	\$ 480.00	\$ 4,320.00
11	18" CMP Culvert	l.f.	150	\$ 28.00	\$ 4,200.00	80	\$ 1,680.00	\$ 2,520.00
11	15" CMP Culvert	l.f.	100	\$ 27.50	\$ 2,750.00	0	\$ -	\$ 2,750.00
11	15" Culvert end section	ea	6	\$ 200.00	\$ 1,200.00	0	\$ -	\$ 1,200.00
11	18" Culvert end section	ea	6	\$ 250.00	\$ 1,500.00	0	\$ -	\$ 1,500.00
11	30" Culvert extension	ea	10	\$ 50.00	\$ 500.00	0	\$ -	\$ 500.00
12	Pit Run Subbase course	c.y.	1400	\$ 14.00	\$ 19,600.00	933	\$ 13,062.00	\$ 6,538.00
13	3/4" Base course	c.y.	625	\$ 21.00	\$ 13,125.00	0	\$ -	\$ 13,125.00
14	First Mar 2" HSP surfacing	c.y.	3600	\$ 6.50	\$ 23,400.00	0	\$ -	\$ 23,400.00
15	Riprap Drainage Channels	c.y.	400	\$ 13.00	\$ 5,200.00	230	\$ 2,990.00	\$ 2,210.00
16	Flush Curb	l.f.	2700	\$ 14.50	\$ 39,150.00	0	\$ -	\$ 39,150.00
17	Pvmt. Removal and disposal	c.y.	150	\$ 9.00	\$ 1,350.00	17	\$ 153.00	\$ 1,197.00
18	Traffic Signs	ea	4	\$ 200.00	\$ 800.00	0	\$ -	\$ 800.00
19	Revegetation	l.s.	1.0	\$ 8,000.00	\$ 8,000.00	0	\$ -	\$ 8,000.00
20	Sediment and Erosion control	l.s.	1	\$ 4,500.00	\$ 4,500.00	0.75	\$ 3,375.00	\$ 1,125.00
21	T&M Allowance	l.s.	1	\$ 8,910.00	\$ 8,910.00	891.0	\$ 8,910.00	\$ -
Subtotal Grading, Drainage, Roads					\$ 252,258.38		\$ 117,263.38	
WATER, SEWER & DRY UTILITIES								
1	6" DIP Water Man	l.f.	60	\$ 32.00	\$ 1,920.00	50	\$ 1,600.00	\$ 1,920.00
1	8" O.I.P. Water Man	l.f.	1650	\$ 33.00	\$ 54,450.00	1150	\$ 37,950.00	\$ 54,460.00
2	6" Gate valves	ea	5	\$ 500.00	\$ 2,500.00	4	\$ 2,000.00	\$ 2,500.00
2	8" Gate valves	ea	3	\$ 600.00	\$ 1,800.00	3	\$ 1,800.00	\$ 1,800.00
3	8x8 Tees	ea	2	\$ 425.00	\$ 850.00	2	\$ 850.00	\$ 850.00
4	8x8 Tees	ea	1	\$ 475.00	\$ 475.00	1	\$ 475.00	\$ 475.00
5	8" Bands	ea	20	\$ 400.00	\$ 8,000.00	14	\$ 5,600.00	\$ 8,000.00
6	8"x6" Reducers	ea	3	\$ 350.00	\$ 1,050.00	2	\$ 700.00	\$ 1,050.00
7	1/4 x8 Live Tap	ea	2	\$ 3,500.00	\$ 7,000.00	2	\$ 7,000.00	\$ 7,000.00
8	Fire Hydrant, G.V., Lateral, incl bench	ea	5	\$ 2,500.00	\$ 12,500.00	4	\$ 10,000.00	\$ 12,500.00
9	1" Water Service	ea	1	\$ 1,400.00	\$ 1,400.00	1	\$ 1,400.00	\$ 1,400.00
9	2" Water Service	ea	12	\$ 1,820.00	\$ 21,840.00	8	\$ 14,560.00	\$ 21,840.00
10	2" HDPE Pressure Sewer Man	l.f.	1600	\$ 25.00	\$ 40,000.00	900	\$ 22,500.00	\$ 40,000.00
11	1-1/4" HDPE Pressure Sewer Service	ea	12	\$ 1,400.00	\$ 16,800.00	8	\$ 11,200.00	\$ 16,800.00
12	2" Sewer Connection at Man	l.s.	2	\$ 1,200.00	\$ 2,400.00	2	\$ 2,400.00	\$ 2,400.00
12	1-1/4" Sewer Connection at Man	l.s.	1	\$ 1,400.00	\$ 1,400.00	0	\$ -	\$ 1,400.00
13	Inline Pressure Sewer Flushing Connect	ea	1	\$ 1,700.00	\$ 1,700.00	1	\$ 1,700.00	\$ 1,700.00
13	Terminal Pressure Sewer Flushing Conn	ea	3	\$ 1,500.00	\$ 4,500.00	2	\$ 3,000.00	\$ 4,500.00
14	2" Pressure Sewer Gate Valves	ea	2	\$ 200.00	\$ 400.00	2	\$ 400.00	\$ 400.00
15	2" Pressure Sewer Air Relief Valve	ea	1	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00	\$ 3,000.00
16	Groundwater Drains	ea	2	\$ 600.00	\$ 1,200.00	1	\$ 600.00	\$ 1,200.00
16	Extra Length 4" PVC	l.f.	230	\$ 23.00	\$ 5,290.00	0	\$ -	\$ 5,290.00
17	Pavement Patching	c.y.	500	\$ 30.00	\$ 15,000.00	154	\$ 4,620.00	\$ 10,380.00
18	Abandon Exist. Water/Sewer	ea	1	\$ 1,500.00	\$ 1,500.00	0	\$ -	\$ 1,500.00
19	Trenching for Utilities	l.f.	4500	\$ 15.00	\$ 67,500.00	900	\$ 13,500.00	\$ 54,000.00
20	4" PVC Sleeves	l.f.	1000	\$ 16.00	\$ 16,000.00	448	\$ 7,120.00	\$ 8,880.00
21	Utility Pad Grading	ea	10	\$ 250.00	\$ 2,500.00	0	\$ -	\$ 2,500.00
22	Test Holes	ea	1	\$ 250.00	\$ 250.00	0	\$ -	\$ 250.00
23	T&M Allowance	l.s.	1	\$ 8,200.74	\$ 8,200.74	8200.74	\$ 8,200.74	\$ -
Subtotal water and sewer					\$ 301,425.74		\$ 162,175.74	
SECOND LIFT PVMT. MISC. WORK								
1	Bituminous Surfacing, 2nd Mar	c.y.	3600	\$ 7.25	\$ 26,100.00	0	\$ -	\$ 26,100.00
2	Raise MH Lids	ea	4.0	\$ 100.00	\$ 400.00	0	\$ -	\$ 400.00
3	Raise Water Valve Boxes	ea	5	\$ 35.00	\$ 175.00	0	\$ -	\$ 175.00
4	Traffic control	l.s.	1	\$ 2,500.00	\$ 2,500.00	0.5	\$ 1,250.00	\$ 1,250.00
5	Shouldering with Road Base	c.y.	100	\$ 28.00	\$ 2,800.00	0	\$ -	\$ 2,800.00
6	Reck Excavation, All types	c.y.	3360	\$ 20.00	\$ 67,200.00	3360	\$ 67,200.00	\$ -
4	Cluster Box, 12 Unit	l.s.	1	\$ 2,500.00	\$ 2,500.00	0	\$ -	\$ 2,500.00
5	Wetland Mitigation	l.s.	1	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00	\$ -
6	T&M Allowance	l.s.	1	\$ 2,015.00	\$ 2,015.00	2015	\$ 2,015.00	\$ -
7	Bond	l.s.	1	\$ 9,418.00	\$ 9,418.00	9418	\$ 9,418.00	\$ -
Subtotal Miscellaneous					\$ 115,108.00		\$ 81,883.00	
TOTALS					\$ 868,792.12		\$ 361,322.12	\$ 436,205.00



534287 10/06/2000 01:45P Key Wainland
11 of 11 R 55.00 D 0.00 Routt County, CO

Preparation of Record Documents \$ 5,000.00

Total for Bonding \$ 441,205.00