

LAND SURVEYS
SUBDIVISIONS
DEVELOPMENT PLANNING
IMPROVEMENT PLATS
STRUCTURAL ENGINEERING
SANITARY ENGINEERING
MUNICIPAL ENGINEERING

VAN HORN ENGINEERING AND SURVEYING

August 23, 2024

Town of Lyons
Attn: Aaron Caplan, Public Works
432 5th Ave
PO Box 49
Lyons, CO 80540

Re: Spirit Hound As-Builts Phase I

Hi Aaron,

Attached are the As-Built drawings submitted by the contractor Dohn Construction and their sub-contractors. We have done a cursory field review of the drawings and find them to be substantially complete and in substantial conformance with the construction plans as modified. Subgrade utilities were not staked or verified in the field by our office, other than office review of these drawings. Storm water lines were verified and visually compared to the drawing. The landscaping plan is in excess of the original plan, so we believe that is satisfactory and acceptable.

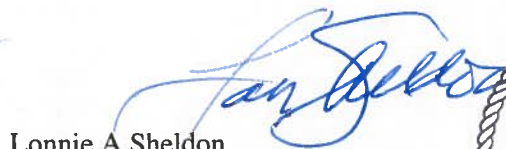
Regarding the improvements in the ROW, all improvements listed on the Estimate Detail have been installed. The trees have been installed to the west of the property with the approval of Igadi since CDOT did not want any of the trees installed in the sight triangles along the ROW. 83 shrubs were listed on the Estimate Detail and it appears 109 were installed in the ROW. We have not verified the type of shrub nor gallon.

Thank you and I look forward to hearing from you in the future regarding this matter.

Sincerely,



Joseph W Coop
Project Manager
Joe@vanhornengineering.com



Lonnie A Sheldon
Principal and Colorado PE and PLS
lonnie@vanhornengineering.com



Project Name: Spirit Hound | Phase 1
 Estimate Name: Public ROW Estimate
 Client Name: Matt Rooney
 Heated SF: 0
 Site SF: 36,097
 Duration: 3.5 Months



Estimate Detail

	QTY	UOM	UNIT RATE	SUBTOTAL	Total
31 00 00 Earthwork & Utilities					\$8,651
31 01 00 Earthwork					\$7,851
31 01 05 Approach Demo	2	ea	\$750.00	\$1,500	
31 01 05 Subgrade Preparation for Curb & Gutter	62	lf	\$2.00	\$124	
31 01 05 Subgrade Preparation for ADA Ramp	3	ea	\$225.00	\$675	
31 01 05 Subgrade Preparation for Sidewalks	1,095	sf	\$2.00	\$2,190	
31 01 05 Subgrade Preparation For Concrete Paving	1,432	sf	\$2.00	\$2,864	
31 01 05 Subgrade Preparation For Landscaping	2,485	sf	\$0.20	\$497	
31 23 00 Surveying & Staking					\$800
31 01 10 Surveying & Staking	1	ls	\$800.00	\$800	
32 00 00 Exterior Improvements					\$43,257
32 16 00 Curbs, Gutters, Sidewalks, and Paving					\$25,806
32 16 05 Curb and Gutter Entry	62	lf	\$28.00	\$1,733	
32 16 05 Handicap Ramp Entry	3	ea	\$1,300.00	\$3,900	
32 16 05 City Sidewalk Entry	1,095	ls	\$7.50	\$8,214	
32 16 05 Approach Paving	1,432	asf	\$8.35	\$11,959	
32 17 00 Paving Specialties					\$100
32 17 15 Pavement Markings Arrows	2	ea	\$50.00	\$100	
32 80 00 Landscaping & Irrigation					\$17,351
32 80 35 Soil Prep	8	cy	\$100.00	\$828	
32 80 35 3/4" Rock	2,237	sf	\$2.00	\$4,474	
32 80 35 Redwood Mulch	247	sf	\$1.00	\$247	
32 80 35 Tree's 2 cal	6	ea	\$750.00	\$4,500	
32 80 35 5 Gallon Shrubs	60	ea	\$50.00	\$3,000	
32 80 35 1 Gallon Perianials and Grasses	23	ea	\$25.00	\$575	
32 80 35 Irrigation design/build	2,484	sf	\$1.50	\$3,727	

DIRECT COST SUBTOTAL **\$51,908**

10% contingency per Town of Lyons requirements: \$5,191

DIRECT COST SUBTOTAL (INCLUDING 10% CONTINGENCY: \$57,099

Since Kimley-Horn & Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn & Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Estimate Detail have not been rounded. This practice of not rounding is not intended to reflect or imply a level of certainty with respect to accuracy of the amount.

