NOTICE AND AGENDA OF A
WORK SESSION
Idaho Springs City Council
May 18, 2020
6:00 p.m.

- **Community Impact Survey**
- **Argo Public Improvement Agreement (PIA)**
- **Closing Downtown Miner Street to pedestrians only**

The Public will be able to view and hear this meeting remotely at the following address:
https://www.colorado.gov/pacific/idahosprings/city-council-live

City of Idaho Springs – Community Impact Survey
Overview of Results

Summary:

For two weeks, the City of Idaho Springs circulated an anonymous Community Impact Survey to understand the impacts of the COVID-19 pandemic for Idaho Springs residents. The survey was distributed online and in printed copies to key distribution points like the Resource Center, the Elks Lodge, and Loaves & Fishes.

The goal of this survey is to understand how residents are being affected by closures and guidelines in their personal and professional lives. This information can help inform the City's ongoing priorities for recovery in the community.

Overview of Results:

Total responses: 158

Respondents live:

- Idaho Springs proper (within city limits) – 71%
- Idaho Springs outlying area – 29%

Highest responses:

- 33.5% responded "None of my essential needs have been impacted"
- 32.9% responded "I have lost work because my job has closed, cut shifts, or lost projects"
- 24.7% responded "school, daycare, or other childcare has closed or been otherwise impacted"
- 22.8% responded "my business is experiencing loss of revenue"
- 20.9% responded "other essential appointments have been canceled"

Further insights of results

As a result of the pandemic, our respondents indicated that they were affected in a variety of ways. Most commonly, we found overlap in the impacts – those who have lost their jobs might also be worried about eviction; those who do not have stable meals might also be without public transportation; or those whose businesses are shuttered are also balancing childcare at home.

Below is a list of the greatest impacts from our survey respondents. Where relevant, we have included some of the written responses from the "Tell us more" or "Comments" sections that give a deeper understanding of what these checklist items look like for our citizens. This is not an exhaustive list of all written responses; simply a select few that articulate the most common concerns. In some cases, some information in these narratives has been replaced with vague replacement language or ellipses to help maintain anonymity or brevity. Those revisions are indicated in [brackets].

Work

- 32.9% responded "I have lost work because my job has closed, cut shifts, or lost projects"
    - "No work-im in service industry as is [my partner]"
    - "Lost my job and having difficultly navigating unemployment."
    - "Gig employee has lost many opportunities."
    - "No work no money no way to buy food pay bills etc"
- 2.5% responded "I have lost work because I am sick or a family member is sick"

Family

- 24.7% responded "school, daycare, or other childcare has closed or been otherwise impacted"
    - "Our daycare has closed, so [my spouse] and I are watching our [child]. we are very fortunate in that we are both still teleworking 100%, so we have no loss of income, but our jobs are also demanding, so watching the kiddo and working has been difficult and resulted in us having to take leave."
    - "Since the elementary school is closed, I am having to be my child's teacher. My whole day is now devoted to teaching. [My child] misses [their] friends and teacher and just being at school. [My child's] teacher is doing a phenomenal job at distance learning."
- 5.7% responded "I am a caregiver and my normal duties are limited or restricted"

Business

- 22.8% responded "my business is experiencing loss of revenue"
    - "Had to let our employees go which was painful."
- 13.3% responded "my business is experiencing closures"

Meals

- 11.4% responded "a current source of meals has changed or been eliminated"
    - "We are very appreciative of the food boxes. [...] We don't receive food assistance, we didn't qualify previously and are skeptical that we would qualify now. I will be calling the Resource Center in Idaho Springs to see if the process has changed."
- 10.8% responded "I cannot shop for groceries or other essential needs myself"
    - "My only issue has been safely shopping for groceries since I am in the vulnerable group due to my age. I feel I've been able to do that because of senior hours at the store and help from my neighbors."

Healthcare

- 20.9% responded "other essential appointments have been canceled"
    - "I also am missing in person [essential] appointments."
- 10.8% responded "I do not have health insurance"
    - "If we don't get back to work soon, we're worried about health insurance getting canceled for the whole family."

Transportation

- 8.9% responded "I rely on public or other group transportation that is no longer available"
  - "We dont have a car. [...] I have lost my job because businesses are closed. We are having trouble getting enough food for [my family]."

Living Arrangements

- 7.6% responded "I'm concerned about eviction or foreclosure"
  - "Tenants can't pay their rent, not sure how long we can forgive rents with ongoing utilities and other expenses."
- 1.2% responded "I was sheltered in place in an unsafe situation"

No impact

- 33.5% responded "None of my essential needs have been impacted"

Other

In the "Tell us more" written section, respondents included narrative elements that provide additional context, often giving us further insights into common issues that were not specifically touched upon.

- Internet access
  - "Internet lags. Students doing schoolwork."
  - "Hard to homeschool when internet is not available where we live."
  - "Kids are doing work online but the internet is unsteady, communication with teachers can be tricky."
- Social isolation
  - "Isolated, feel cut off [...]"

<u>Comments</u>

Our respondents had the opportunity to include additional comments that they feel we didn't cover in our survey. Overall, we found that folks are feeling the isolation and are concerned about the future of the community. Here are some particularly telling comments:

- "Any talk or consideration of rent relief for locals who are in the service industry?"
- "What will this town look like when we open."
- "Questions regarding emotional struggles due to lack of and fear of socialization."
- "1. We are a community that is dependent on disposable income, tourism. 2. It is that Likely public confidence in tourism will be impacted in the long term. Can we redirect funds to have public projects managed professionally but use locals where applicable to work those projects. It will help local families and also have a multiplier effect as locals spend their money in county etc etc..."
- "Really concerned about the impact on local restaurants and businesses. How many will be unable to reopen because of financial impact? [...] Many of the tourism industry workers will leave the area, further exacerbating the problem of not enough help to wait tables, cook, etc."

PUBLIC IMPROVEMENTS AGREEMENT

THIS PUBLIC IMPROVEMENTS AGREEMENT ("Agreement") is hereby made and entered into this ______ day of __________________, 2020 (the "Effective Date"), by and between the City of Idaho Springs, Colorado, a Colorado statutory municipality (the "City"), Mary Jane Loevlie, an individual ("Loevlie"), and Argo Holdings, LLC, a Colorado limited liability company (the "Developer"). City, Loevlie, and Developer may hereinafter be referred to individually as a "Party" and collectively as the "Parties".

RECITALS

A. The Parties have entered into that certain Public-Private Development Agreement dated __________ ("Master Agreement") relating to the development of Virginia Canyon Mountain Park ("Park") and an aerial gondola system, associated improvements, utilities, and infrastructure ("Gondola") (collectively, the "Project"), as part of and as more particularly described in that certain Final Development Plan ("FDP") for the Properties (as more particularly described in the Master Agreement) in and near Idaho Springs, Colorado.

B. The City and Developer and the City and Loevlie have each entered into or intend to enter into those certain Annexation Agreements related to the annexations of the Developer Property and Loevlie Property (collectively, the "Annexation Agreements").

C. Pursuant to the Master Agreement, approved PD zoning and the Annexation Agreements, , and as part of the FDP the Parties are required to execute an agreement that will define certain benefits, liabilities, and impacts on the City, the general public at large, as well as the Developer and Loevlie.

D. The Parties agree to enter into this Agreement which will satisfy such FDP requirement.

E. The Parties desire to enter into this Agreement to set forth their respective rights and obligations regarding the development of the Properties, including certain benefits, liabilities, costs, and expenses related to the development of the Park and Gondola, and the general development of the Properties.

F. Any capitalized terms not otherwise defined in this Agreement shall have the meanings given to them in the Master Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **INCORPORATION OF RECITALS.** The above Recitals are true and correct and incorporated herein.

2. **CITY, DEVELOPER, AND LOEVLIE COOPERATION.**

2.1 Cooperation. The Parties mutually agree to coordinate the design, development, construction, operations, and cost sharing as described below. Developer's initial estimation regarding its Budget and contribution for the following actions is set forth on the attached Exhibit A. Notwithstanding the Developer's intention to fund the items described in Exhibit A, the Parties agree to discuss future cost-sharing on a case-by-case basis if additional public benefit amenities are needed as the project further develops. ~~on the items described~~ below.

2.1.1 Amenities (e.g. restrooms, bike racks, ___). Developer intends to construct certain amenities including public restrooms, bike racks, and _____ for the Project at its cost and expense, as more particularly shown in the FDP.

2.1.2. Shared Infrastructure and Utilities. Developer shall be responsible for the construction of infrastructure related to the Phase 1 FDP which includes the Gondola, parking structure and upper level amenities on the Argo site.

2.1.3 Parking, Connectivity, and Mobility Solutions. Developer intends to construct a parking deck for 143 vehicles, 13 spaces for employee parking and will resurface the existing 36 parking spaces along Riverside Drive related to the use and operation of the Gondola and the Argo Mill & Tunnel. Developer agrees that of the 36 spaces ten (10) parking spaces will be dedicated for use by City and County residents and employees, at a location as reflected in the FDP.

2.1.4. Signage. The costs and expenses for signage relating to the Gondola shall be the responsibility of Developer. The costs and expenses for signage relating to the Park shall be the responsibility of the City. Any signage applicable to both projects or for community spaces may be shared by the City and Developer.

2.1.5. Emergency Services/Access. As part of the Gondola project, Developer will provide emergency access at the Upper Landing in accordance with applicable law.

2.1.6. Community Spaces and Open Space Dedication. Developer intends to construct community spaces as part of the Project at its cost and expense. In addition to these community spaces, the Developer shall dedicate 2.76 acres of land to the City as public open space as required by the ISMC.

2.1.7. Public Multi-Use Trail. (connecting the Upper Landing to the Argo Property). TBD.

2.1.8. Rock Fall Mitigation/Related Safety Actions. Developer shall be responsible for rock fall mitigation within the 30ft recorded easement for the Gondola. Upon any recreational construction or grading in VCMP, the City shall be responsible for rock fall mitigation in the Park and along the trails within the Park.

2.1.9. Tree Clearance and Management. Developer shall be responsible for tree clearance and management with the recorded 30 ft. Gondola easement. The City shall be responsible for tree clearance and management in the Park and along the trails, except as otherwise provided in the by Developer.

2.1.10. General Maintenance. Developer shall be responsible for general maintenance of the Gondola. The City shall be responsible for general maintenance of the Park and along the trails.

2.1.11. Security. TBD.

2.2. Trail System. The Developer agrees to advance up to $400,000, as indicated in the Budget, to the construction of the trail system within the Park ("Developer Trail Advance"). The Developer Trail Advance shall be reimbursed by the City via a dollar-for-dollar deferral of the Gondola Ticket Contribution described in Section 2.3 below. The City shall be responsible for all other construction costs of the Park and trail system.

2.3 Gondola Ticket Contribution. In the event the net revenues from the operation of the Gondola are "profitable" on an annual basis ("Profit Hurdle"), Developer agrees to contribute fifty cents ($0.50) to the City for each ticket sold above the Profit Hurdle ("Gondola Ticket Contribution") in such fiscal year. For purposes of this Section 2.3, "profit" shall be defined as when gross revenues exceed operating expenses and interest expense in a fiscal year. Notwithstanding the foregoing, Developer shall not be responsible for the payment of any Gondola Ticket Contribution until it has fully been reimbursed for the Developer Trail Advance via a dollar-for-dollar offset of the Gondola Ticket Contribution (i.e. as a result of the payment of the Developer Trail Advance, the Developer shall be first required to make a Gondola Ticket Contribution after 800,000 Gondola tickets have been sold above and beyond the Profit Hurdle). Provided the Profit Hurdle is reached and the Developer Trail Advance has been recovered, the Gondola Ticket Contribution shall be paid once per year on an annual basis, no later than sixty (60) days after the conclusion of the Developer's fiscal year.

2.4 Development and Construction. The Parties agree to abide by all requirements of the Master Agreement, PD zone and FDP in the performance of the obligations described herein and the development of the Properties.

2.5 Notice. The Parties shall provide written notification to the other Parties prior to commencement of any activities or undertaking any obligations described herein.

2.6 Termination. In the event the City ultimately fails to approve the Gondola FDP/Argo Project or the Developer fails to complete construction of the Gondola within two (2) years after commencement of the Gondola construction, this Agreement shall terminate and the Parties shall be released from all further obligations under this Agreement except those that expressly survive termination. The Parties agree that the City Council may extend the two (2) year construction timeline set forth herein, in its reasonable discretion and acting by motion in a duly-noticed public meeting, upon a showing of good cause for the delay by the Developer.

3. LIABILITY LIMITATIONS – HOLD HARMLESS

3.1. Non-Liability. Developer acknowledges that the City's review and approval of the plans for the development of the Properties is done in furtherance of the general public health, safety, and welfare and that no specific relationship with, or duty of care to the Developer or third parties is assumed by such review approval, and nothing herein shall be deemed or construed as a waiver by the City of any rights, immunities, limitations, or protections afforded to it under the Colorado Governmental Immunity Act (§ 24-10-101, C.R.S., *et seq.*), as now or hereafter amended.

3.2 Hold Harmless. Developer agrees to save, defend and hold the City harmless from any claims brought by any third party against the City which are attributable to any act or omission of the Developer, its employees, agents, contractors, subcontractors, and consultants with respect to the Gondola Construction. This indemnification does not extend to claims of willful misconduct or negligence brought by any third party against the City which is attributable to any act or omission of the City. To the extent permitted under applicable law, if permitted at all, the City agrees to save, defend, and hold the Developer and Loevlie harmless from any claims brought by any third party against the Developer or Loevlie which are attributable to any act or omission of the City, its employees, agents, contractors, subcontractors, and consultants with respect to the design, construction, or use of the Park. This indemnification does not extend to claims of willful misconduct or negligence brought by any third party against the Developer or Loevlie which is attributable to any act or omission of the Developer or Loevlie.

3.3 Insurance. Developer and its contractors performing the Gondola Construction shall at all times hereunder have and maintain in full force and effect comprehensive liability insurance, providing general liability, and comprehensive automobile liability insurance. Developer and contractors shall at all times fully comply with the Colorado Workmen's Compensation Act, and shall ensure that each of its contractors and subcontractors are in full compliance with the Act. Nothing herein shall be construed to relieve or discharge Developer of its liability to the City under the terms of this Agreement should Developer for any reason fail to procure and maintain any required insurance in sufficient amounts. The City agrees to maintain commercially reasonable insurance for its work in constructing improvements to the Properties. The Parties agree to work together to obtain appropriate insurance to address public use of the Properties upon completion of the same.

3.4 Recreational Liability Act. To the extent applicable to any portion or all of this Agreement, Developer and Loevlie are entitled to the benefits, protections, and limitations on liability available under the Colorado Recreational Liability Act, C.R.S. Section 33-41-101, *et. Seq.*

4. OWNERSHIP OF IMPROVEMENTS

All Gondola Construction completed shall be and remain the sole and exclusive property of the Developer.

5. ENFORCEMENT AND REMEDIES

5.1 Breach of Agreement. In the event any Party should fail to comply with any of the terms, conditions, covenants, and undertakings hereof, such non-compliance shall be cured and brought into compliance within 30 days of written notice of breach by the other Party. Such notice will specify the conditions of default. If such default is not of a type that can be cured within such 30-day period and the defaulting Party gives written notice to the non-defaulting Party within such 30-day period that it is actively and diligently pursuing such cure, the defaulting Party will have a reasonable period of time given the nature of the default following the end of such 30-day period to cure such default, provided that such defaulting Party is at all times within such additional time period actively and diligently pursuing such cure. For any default that is not cured as described above, the non-defaulting Party may pursue any other remedy at law or in equity which may be appropriate under the City Regulations, the applicable laws and legal standards of the State of Colorado or the United States before any court of competent jurisdiction. Such remedies shall be cumulative.

5.2 Legal Expenses. In the event it is necessary to initiate legal proceedings to enforce the provisions of this Agreement, the non-prevailing Party shall be responsible for all reasonable legal expenses and costs incurred by the prevailing Party.

5.3 Venue. Venue for any legal proceedings shall be in the County of Clear Creek, State of Colorado.

6. MISCELLANEOUS PROVISIONS

6.1 Recordation. This Agreement shall be recorded with the Clear Creek County Clerk and Recorder.

6.2 No Waiver. Nothing herein shall constitute or be interpreted as a waiver or repeal of existing codes or ordinance or the City's legislative, governmental or police powers, nor shall this Agreement prohibit the enactment by the City of any fees or any other ordinances which are of uniform or general application.

6.3 Third Party Beneficiaries. This Agreement will not be construed as or deemed to be an agreement for the benefit of any third party or parties, and no third party or parties will have any right of action hereunder for any cause whatsoever.

6.4 Successors and Assigns. This Agreement will be binding upon each Party, its successors and assigns, and will be deemed a covenant running with the Properties. The Developer shall be permitted to (i) convey the entire Argo Property at its discretion and assign this Agreement to such successor developer/owner, and (ii) assign this Agreement to an affiliate or other entity substantially controlled by Developer at its sole discretion. Following any such assignment of this

Agreement and delivery to the City of written evidence of such assignment and an express assumption of the obligations and liabilities by the assignee, Developer will be relieved from any obligations and liabilities so assumed by such assignee, and the City will accept performance by such assignee.

6.5 Notice. All notices, demands or other communications required or permitted to be given hereunder will be in writing and any and all such items will be deemed to have been duly delivered upon personal delivery; or as of the third business day after mailing by United States mail, certified, return receipt requested, postage prepaid, addressed as follows; or as of the immediately following business day after deposit with Federal Express or a similar overnight courier service that provides evidence of receipt, addressed as follows:

Developer:
Argo Holdings, LLC
P.O. Box 1201
Idaho Springs, CO 80452
c/o Mary Jane Loevlie
copy to: Robert T. Bowland; Janice A. Bowland; Kristian Loevlie

City:
City of Idaho Springs, Colorado
c/o City Administrator
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452

With a copy to:
Carmen Beery
Murray Dahl Beery & Renaud, LLP
710 Kipling St., Suite 300
Lakewood, CO 80215

Loevlie:
c/o Mary Jane Loevlie
P.O. Box 218
Idaho Springs, CO 80452

A Party may change the address to which notice is to be sent by providing notice set forth in this section.

6.6 Section Headings. The section headings are inserted herein only for convenience or reference, and in no way shall be defined to limit or describe the scope or intent of any of the provisions in this Agreement.

6.7 Severability. If any part, term, or provision of this Agreement is held by the courts to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term, or provision, and the rights of the Parties will be construed as if the part, term, or provision was never part of this Agreement.

6.8 Applicable Law. This Agreement will be governed by and construed in accordance with the laws of the State of Colorado, without reference to its conflict of laws provisions.

6.9 Modification. This Agreement may be amended or modified only by written instrument executed by the Parties.

6.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which will be deemed an original instrument, but all of which together will constitute but one and the same instrument.

6.11 Communication and Cooperation. The Parties agree to timely communicate and cooperate with one another throughout the duration of this Agreement.

[signature pages to follow]

CITY OF IDAHO SPRINGS, COLORADO,
a Colorado statutory municipality

BY: ______________________
Michael Hillman, Mayor

ATTEST:

____

APPROVED AS TO FORM:

____

MARY JANE LOEVLIE

By: ______________________________

STATE OF COLORADO)
) ss.
COUNTY OF)

Subscribed before me this _____ day of ______________, 2020, by Mary Jane Loevlie, an individual.

____
Notary Public

My commission expires: _________

DEVELOPER
ARGO HOLDINGS, LLC
a Colorado limited liability company

By: ______________________________
Name: Mary Jane Loevlie
Its: Manager

STATE OF COLORADO)
) ss.
COUNTY OF ________)

Subscribed before me this _____ day of ______________, 2020, Mary Jane Loevlie as Manager of Argo Holdings, LLC, a Colorado limited liability company.

____
Notary Public

My commission expires: __________

<u>EXHIBIT A</u>
ESTIMATED BUDGET

MIGHTY ARGO CABLE CAR & VCMP COORDINATION & CONSTRUCTION 4/8/2020

BUDGET

			Budget
i)	**Amenities**		
	Restrooms	$	**370,720**
	Bike Racks	$	**50,000**
		$	420,720
ii)	**Shared infrastructure**		
	Finish & Striping of right of way	$	**50,000**
	Waste Water Treatment Plant	$	2,371,860
	Street & parking lighting	$	**183,434**
	Associated amenities & their routing of existing streets to provide access to the Argo & VCMP property	$	**325,000**
		$	2,930,294
III)	**Parking, connectivity & mobility solutions**		
	Parking deck	$	-
	Surface parking	$	**75,000**
		$	75,000
iv)	**Signage**	$	50,000
v)	**Emergency access**	$	500,000
vi)	**Community Spaces**	$	**1,190,346**
vii)	**Public Multi-Use Trail connecting the Upper Landing to the Argo Property**	$	**215,425**
viii)	**Oversize reimbursement**	$	-
ix)	**Utility fees**	$	50,000
x)	**Water rights at Upper Landing**	$	-

xi)	**Rock fall mitigation to accommodate parking and otherwise benefit the Project**	$	-
xii)	**Tree clearance**	$	-
xiii)	**Environmental mitigation & remediation**	$	200,000
xiv)	**Improvement funding**		
	Grant submittals	$	-
	Impact studies & fees	$	-
	Permit & inspection fees	$	100,000
	Research and implementation of other financing strategies		
	Subtotal	$	100,000
1	**Total MACC & VCMP Public Improvements budget**	$	5,731,785

Preliminary Engineer's Opinion of Probable Costs

Client: Mighty Argo Upper Landing Water/Wastewater
Project: WWTP Planning
Date: 3/12/2020

Division:	Item:	Quantity:	Unit Cost:	WWTP	Tanks & Pumping
1	**Contractor General Requirements (+/-10% Mob/Demob, Bonds, Insurance, Staging, Supervision)**	1	LS	$100,000	$50,000
2	**Existing Conditions**				
	Clearing & Grubbing	10,000	SF	$750	$750
3	**Concrete**				
	Process Tanks	1	LS	$138,000	
	Concrete Pads	1	LS	$14,000	$20,000
	Concrete Coatings (Influent EQ & Sludge Storage)	1	LS	$56,000	-
	Concrete Hatches to Access Buried Tanks (US Fabrication or	1	LS	$19,600	
10-Apr	**Building Related**				
	Cabinets & Desk	1	LS		$15,000
11	**Equipment**				
	MBR Process Treatment Equipment (Package by Newterra)	1	LS	$477,000	
	Packaged Potable & Reuse Systems	1	LS		$145,000
	SCADA/Autodialer Integration	1	LS	$15,000	
	Miscellaneous Instrumentation & Equipment	1	LS	$15,000	
	Auto Samplers	2	LS	$12,000	

	Portable Davit Crane & Bases	1	LS	$5,000	
	Equipment & Process Piping Installation	1	LS	$75,000	$25,000
26	**Electrical**				
	Line Voltage Electrical Improvements	1	LS	$50,000	$10,000
	Instrumentation and Controls Wiring	1	LS	$25,000	
	Backup Generator	1	LS	$75,000	
31	**Earthwork**				
	Process Tank Excavation & Backfill	1169	CY	$ 35,000.00	
	WWTP Exc & Fill for Gen, SOG/Pad in front, PS	50	CY	$ 950.00	
	WWTP Site Work (final/finished grading)	5000	SF	$ 4,000.00	
	Domestic & Reclaimed Tanks Excavation & Backfill (Cut & Fi	469	CY		$9,000
	Potable Water & Reclaimed Water Tanks Site Work (final/fi	5000	SF		$4,000
33	**Utilities**				
	Site Piping (4" & 6" HDPE +/- 500' min. 6' bury depth)(Incl. L	1	LS	$57,000	$57,000
	Potable & Reuse Water Storage Tanks Materials (132,000 G	2	LS		$117,838
	Potable & Reuse Water Storage Tanks Installation	2	LS		$76,884
	Potable & Reuse Water Storage Tanks Foundation Design	2	LS		$6,000
	Potable & Reuse Water Storage Tanks Materials Shipping	2	LS		$4,556
	Potable & Reuse Water Storage Tanks Foundation Installatic	2	LS		$65,000
	Tank Mixers	2	LS		$18,000
	Subtotal:			$1,174,300	$624,028
	Contractor Overhead & Profit:	18.0%		$211,374	$112,325
	Estimated Taxes **If Not Tax Exempt** (Based on $1,000,000)			$31,000	$14,000
	Building Permit (Typically 1-1.5%) - Based on $2,000,000 Value			$17,000	$8,000
	Contingency:	10.0%		$117,430	$62,403
	Grand Total:			$1,551,104	$820,756

Restrooms					**$370,720.00**
Heat Trace for below slab sanitary lines	1.00 ls	2,300.00 /ls	$2,300.00	Maintenance Bldg	
Plumbing Sub - SF	2,128.00 sf	75.62 /sf	$153,968.38	Maintenance Bldg	
Concrete Paving 6"- Restrooms	422.00 sf	14.75 /sf	$6,225.00	Maintenance Bldg	
Porcilain Tile	194.00 sf	14.00 /sf	$2,716.00	Maintenance Bldg	
Wall Tile Wainscoating	384.00 sf	14.00 /sf	$5,376.00	Maintenance Bldg	
3080 Exterior HM Door, Frame, Hardware	3.00 ea	2,900.00 /ea	$8,700.00	Maintenance Bldg	
Retaining Wall Foundation Wall (Avg. 10'6" height)	37.00 cy	1,061.87 /cy	$39,289.00	Maintenance Bldg	
3070 Exterior HM Door, Frame, Hardware	2.00 ea	2,900.00 /ea	$5,800.00	Prospect Bldg	
Level A1- Drywall Ceilings at Restrooms	570.00 sf	6.50 /sf	$3,705.00	Prospect Bldg	
Level A1- 3-5/8" 20 Ga. Wall With Drywall Both Sides- 8'-0"-High- Restroom Partition Walls	448.00 sf	8.80 /sf	$3,942.00	Prospect Bldg	
Level A1- 3-5/8" 20 Ga. Wall With Drywall Both Sides- Non Restroom Partition Walls	291.00 sf	8.80 /sf	$2,561.00	Prospect Bldg	
Tile Flooring	537.00 sf	14.00 /sf	$7,518.00	Prospect Bldg	
Purchase Bath Accessories- Priced per Stall	8.00 ea	375.00 /ea	$3,000.00	Prospect Bldg	
Purchase and Install Purchase Toilet Partitions (ADA)	2.00 ea	1,800.00 /ea	$3,600.00	Prospect Bldg	
Purchase and Install Purchase Toilet Partitions (Non-ADA)	4.00 ea	1,200.00 /ea	$4,800.00	Prospect Bldg	
Purchase and Install Purchase Toilet Partitions (Urinal Screen)	2.00 ea	275.00 /ea	$550.00	Prospect Bldg	
Purchase and Install Purchase Baby Changing Stations	2.00 ea	317.00 /ea	$634.00	Prospect Bldg	
Install Bath Accessories- Priced per Stalls	8.00 ea	180.00 /ea	$1,440.00	Prospect Bldg	
Towel Dispensers	4.00 ea	115.00 /ea	$460.00	Prospect Bldg	
Bath Mirror Large	1.00 ea	475.00 /ea	$475.00	Prospect Bldg	
Plumbing Sub - SF	2,369.00 sf	50.34 /sf	$113,660.62	Prospect Bldg	
Street & parking lighting					**$183,034.00**
Pre-Cast Parking Structure Wired with EMT	1.00 ls	183,034.00 /ls	$183,034.00		
Community Spaces					**$1,190,346.00**
05 Amphiteatre	722.00 SF	315.79 /SF	$217,227.72		
07 Viewing Platform	1,028.00 SF	480.80 /SF	$470,913.50		
08 Exploration Zone	3,817.00 SF	138.10 /SF	$502,204.77		
Public Multi-Use Trail connecting the Upper Landing to the Argo Property					**$215,425.00**
Crushed Gravel Paving at Promenade- 845 SF	30.00 tons	180.00 /tons	$5,582.83		
Site Paving- 6" Thick Concrete- Promenade	7,399.00 sf	13.79 /sf	$105,486.60		
Cobblestone Pavers- Vehicular Rated	232.00 sf	31.85 /sf	$7,639.18		
Skidsteer for Misc. Excavation and Fine Grading	2.40 mo	2,435.00 /mo	$6,041.87		
Equipment Operator	2.40 mo	9,532.92 /mo	$23,653.64		
09 Upper Trail	3,475.00 SF	5.30 /SF	$19,051.94		
Access Control Sub - LS	1.00 ls	46,398.00 /ls	$47,968.95		