

Exhibit A - Quiktrip 4266 Castle Pines

OPINION OF PROBABLE CONSTRUCTION COST

DATE: July 06, 2026

LANDSCAPE IMPROVEMENTS						
SECTION TITLE		QUANTITY	UNITS	UNIT PRICE	COST	NOTES
IRRIGATION						
NATIVE GRASS AREAS TO BE IRRIGATED		39,111	SF	\$ 1.50	\$ 58,667	
DRIP IRRIGATION AREAS		15,000	SF	\$ 0.80	\$ 12,000	
SECTION TOTAL					\$ 70,667	
LANDSCAPE						
CANOPY TREE		30	EA	\$ 650.00	\$ 19,500	
EVERGREEN TREE		28	EA	\$ 700.00	\$ 19,600	
ORNAMENTAL TREE		0	EA	\$ 450.00	\$ -	
SHRUB		657	EA	\$ 60.00	\$ 39,420	
GRASSES		235	EA	\$ 15.00	\$ 3,525	
NATIVE SEED		39,911	SF	\$ 0.25	\$ 9,978	
TURF SOD		0	SF	\$ 1.50	\$ -	
SECTION TOTAL					\$ 92,023	
PLANTING ACCESSORIES						
ROCK MULCH		270.00	CY	\$ 55.00	\$ 14,850	
BOULDERS (24")		0	EA	\$ 310.00	\$ -	
WOOD MULCH		22	CY	\$ 40.00	\$ 880	
LANDSCAPE EDGER		920	LF	\$ 7.00	\$ 6,440	
SECTION TOTAL					\$ 15,730	
		SUBTOTAL			\$ 178,419	
CONTRACTOR COSTS						
CONTRACTOR GENERAL CONDITIONS/MOBILIZATION			10%		\$ 17,842	
OTHER PROJECT COSTS						
CONSTRUCTION CONTINGENCY			15%		\$ 26,763	
TOTAL				\$ 223,024		

Landscape Architect:

Jeremy Powell
Licensed Landscape Architect, State of Colorado No. 1024

SIPIA Signor

Senior Counsel
McDonald's USA, LLC, a Delaware limited liability company



Exhibit A - QuikTrip #4266

OPINION OF PROBABLE CONSTRUCTION COST

DATE: June 22, 2026

PUBLIC IMPROVEMENTS						
SECTION TITLE	QUANTITY	UNITS	UNIT PRICE	COST		NOTES
ROADWAY IMPROVEMENTS						
PAVEMENT SECTIONS		SF	\$ 7.50	\$ -	N/A	
SIDEWALK		SF	\$ 5.00	\$ -	N/A	
TRAILS		SF	\$ 3.00	\$ -	N/A	
CURB AND GUTTER		LF	\$ 12.00	\$ -	N/A	
CURB RAMPS		EA	\$ 2,500.00	\$ -	N/A	
TRENCH DRAINS		EA		\$ -	N/A	
STRUCTURES						
BRIDGES		EA		\$ -	N/A	
CULVERTS		EA		\$ -	N/A	
RETAINING WALLS		LF		\$ -	N/A	
STORMWATER IMPROVEMENTS						
INLETS		EA		\$ -	N/A	
PIPES		LF	\$ 15.00	\$ -	N/A	
CULVERTS		EA		\$ -	N/A	
CHANNELS		LF	\$ 5.00	\$ -	N/A	
DITCHES		LF	\$ 3.00	\$ -	N/A	
HYDRAULIC STRUCTURES		EA	\$ 4,500.00	\$ -	N/A	
RIP-RAP		SF	\$ 14.00	\$ -	N/A	
DETENTION BASINS		CF		\$ -	N/A	
FOREBAYS		EA	\$ 3,000.00	\$ -	N/A	
MICRO-POOLS		EA		\$ -	N/A	
WATER QUALITY FACILITIES		EA		\$ -	N/A	
UTILITY IMPROVEMENTS						
WATER FACILITIES		EA		\$ -	N/A	
SANITARY SEWER FACILITIES		EA		\$ -	N/A	
LINES		LF		\$ -	N/A	
METERING STATIONS		EA		\$ -	N/A	
PUMP STATIONS		EA		\$ -	N/A	
LIFT STATIONS		EA		\$ -	N/A	
RESERVOIRS		CF		\$ -	N/A	
DISTIRBUTION MAINS		LF		\$ -	N/A	
LATERALS		LF		\$ -	N/A	
TRAFFIC IMPROVEMENTS						
TRAFFIC SIGNAL IMPROVEMENTS		EA		\$ -	N/A	

	SIGNAGE		EA	\$ 300.00	\$ -	N/A
	PAVEMENT MARKINGS		EA	\$ 150.00	\$ -	N/A
	PARKING LOT IMPROVEMENTS					
	PAVEMENTS SECTIONS	54,250	SF	\$ 7.50	\$ 406,875	
	SIDEWALK	2,270	SF	\$ 5.00	\$ 11,350	
	CURB AND GUTTER	1,270	LF	\$ 12.00	\$ 15,240	
	CURB RAMPS	2	EA	\$ 2,500.00	\$ 5,000	
		<u>SUBTOTAL</u>			\$ 438,465	
	CONTRACTOR COSTS					
	CONTRACTOR GENERAL CONDITIONS/MOBILIZATION		10%		\$ 43,847	
	OTHER PROJECT COSTS					
	CONSTRUCTION CONTINGENCY		15%		\$ 65,770	
		<u>TOTAL</u>			\$ 548,081	

Design Engineer:



Jessica McCallum
Registered Professional Engineer, State of Colorado No. 59054

SIPIA Signor:

QuikTrip Corporation