



"Preparing kids for the game of life"

July 6, 2026

Mr. Dave Corliss
Castle Rock Town Manager
100 Wilcox St.
Castle Rock, CO 80104

Dear Mr. Corliss,

Gold Crown Foundation continues to push our 18-acre Field House project in Dawson Trails towards a March 2027 groundbreaking. As we work with the Town on our SDP package and raise the funds needed to meet the \$35m budget we were hoping for some consideration from Town Council to waive a portion of the fees associated with the project.

We have been working with Ms. Tara Vargish through the SDP process, and she has provided us with the attached fee estimate. We have removed the Town and County Use Tax fees since we are already in the process of getting our exemption status as a Colorado not-for-profit.

In support of our project, we are seeking a waiver of \$1,000,000.00 on Town fees that will directly reduce the amount of funds we have to raise to complete the project. We are not particular as to which fee items are part of this waiver as we would defer to the Town to select which fees would be included.

Thank you for your continued support of Gold Crown Foundation and for your consideration in presenting this to Town Council. We are incredibly excited to join your wonderful community and have a generational impact on the youth of Castle Rock and the broader region.

Regards,

Kevin Petty
President/Executive Director
Gold Crown Foundation

GOLD CROWN DEVELOPMENT SPORT COURTS DAWSON ESTIMATE

BUILDING PERMIT FEE ESTIMATE: Prepared on 7/1/26

Valuation is based on BVD and represents the minimum valuation that will be accepted. If the developer's stated valuation exceeds the BVD valuation, the higher valuation will be used. **IMPACT FEES:** Change in use. When a change in use results in a higher fee for the proposed use, the difference between the two (2) fees shall be payable to the Town prior to the issuance of a building permit for the area of the changed use. However, at no time shall a change in use result in a refund or credit of fees by the Town.

COST DRIVERS:

<u>VALUATION:</u>	
B IIB 2697 x \$268.41	\$ 723,901.77
A3 OCCUPANCY 65,547 x 232.31	\$ 15,227,223.57
VALUATION BASED UPON BVD	\$ 15,951,125.34
<u>SQUARE FOOTAGES</u>	
B OCCUPANCY SQ FEET (OFFICES)	2,697
A3 OCCUPANCY SQ FEET	65,547
TOTAL BUILDING SQFT	68,244
<u>TAP SIZES</u>	
TAP SIZE BUILDING	2" 6.67 SFE
TAP SIZE IRRIGATION	1.5" 3.33 SFE
FEE YEAR	2026
<u>CONSTRUCTION SITE WORK VALUATION:</u>	
SITE WORK - TBD	See below

Fee estimates are based upon the information above, any changes to items above will adjust the balance of fees due

PERMIT FEE ESTIMATE:

FEE CATEGORY	2026
BUILDING PERMIT FEE	\$ 60,183.55
PLAN CHECK FEE	\$ 39,119.31
ADMIN COST RECOVERY	\$ 100,318.68
FIRE DEPARTMENT PLAN REVIEW	\$ 1,300.00
FIRE DEPARTMENT PERMIT	\$ 1,600.00
SPRINKLER PERMIT - THROUGH FIRE DEPARTMENT	\$ 5,262.33
FIRE ALARM PERMIT - THROUGH FIRE DEPARTMENT	\$ 2,487.84
REMOTE FDC - THROUGH FIRE DEPARTMENT	\$ 531.03
FIRE LINE PERMIT - THROUGH FIRE DEPARTMENT	\$ 531.03
PERMIT & OTHER FEES TOTAL	\$ 211,333.77
USE TAX Town 4% (CR)	\$ -
USE TAX (Public Safety 0.2%) (CR)	\$ 15,951.13
USE TAX (DOUGCO 1%)	\$ -
PARKS IMPACT	\$ -
MUNI FAC IMPACT	\$ 4,822.11
FIRE IMPACT	\$ 18,282.36
POLICE IMPACT	\$ 9,597.89
TRANSPORT IMPACT	\$ 205,704.89
STORMWATER SFD (PLUM CREEK)	\$ 83,965.71
WATER SYSTEM (PER SFE)	\$ 66,240.00
RENEWABLE WATER (PER SFE)	\$ 298,456.00
WASTEWATER (PER SFE)	\$ 51,063.00
METER SET (NO FEE IF EXISTING USED)	\$ 2,508.03
TOTAL:	\$ 967,944.89

IRRIGATION PERMIT:

FEE CATEGORY	AMOUNT 2026
IRRIGATION PERMIT FEE 2026	\$ 604.00
METER SET FEE	\$ 2,218.04
RENEWABLE WATER	\$ 119,311.00
WATER SYSTEM	\$ 33,070.00
TOTAL:	\$ 155,203.04
TOTAL (BUILDING PERMIT & IRRIGATION PERMIT):	\$ 1,123,147.93

Additional Estimates:

SITE DEVELOPMENT FEES	
Site CONSTRUCTION DOCUMENT REVIEW FEES	\$ 7,760.00
Site CONSTRUCTION PERMIT FEES & SURETY	\$ 129,475.66
Site TESC DOCUMENT REVIEW FEES (Erosion Control)	\$ 862.00
Site TESC DOCUMENT PERMIT FEES & SURETY	\$ 2,750.00
PLAT FEES	\$ 2,400.00
Total Site Estimate	\$ 143,247.66

Site Construction Permit Surety	
Bond 100% Public	\$ 1,876,641.80
LOC 75% Public	\$ 1,407,481.35
Check/Cash Escrow 65%Public	\$ 1,219,817.17
TESC Permit Surety	\$ 146,975.75
Warranty Surety due at time of acceptance LOC or Cash Only	\$ 281,496.27