

PROJECT INFORMATION

Project Name: Trails at Aspen Ridge Filing No. 3 - Phase 3

Date: 3/31/26

PCD File No. SF-21-022

Description	Quantity	Units	Unit Cost	=	\$	Total	(with Pre-Plat Construction)		
							% Complete	Remaining	
				=	\$	-		\$ -	
				=	\$	-		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$	-		\$ -	
STORM DRAIN IMPROVEMENTS									
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$	-		\$ -	
18" Reinforced Concrete Pipe	512.	LF	\$ 111.00	=	\$	56,832.00	80.00%	\$ 11,366.40	
24" Reinforced Concrete Pipe		LF	\$ 161.00	=	\$	-		\$ -	
30" Reinforced Concrete Pipe		LF	\$ 167.00	=	\$	-		\$ -	
36" Reinforced Concrete Pipe		LF	\$ 191.00	=	\$	-		\$ -	
42" Reinforced Concrete Pipe		LF	\$ 275.00	=	\$	-		\$ -	
48" Reinforced Concrete Pipe		LF	\$ 349.00	=	\$	-		\$ -	
54" Reinforced Concrete Pipe		LF	\$ 465.00	=	\$	-		\$ -	
60" Reinforced Concrete Pipe		LF	\$ 476.00	=	\$	-		\$ -	
66" Reinforced Concrete Pipe		LF	\$ 550.00	=	\$	-		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 616.00	=	\$	-		\$ -	
18" Corrugated Steel Pipe		LF	\$ 136.00	=	\$	-		\$ -	
24" Corrugated Steel Pipe		LF	\$ 229.00	=	\$	-		\$ -	
30" Corrugated Steel Pipe		LF	\$ 244.00	=	\$	-		\$ -	
36" Corrugated Steel Pipe		LF	\$ 244.00	=	\$	-		\$ -	
42" Corrugated Steel Pipe		LF	\$ 226.00	=	\$	-		\$ -	
48" Corrugated Steel Pipe		LF	\$ 465.00	=	\$	-		\$ -	
54" Corrugated Steel Pipe		LF	\$ 459.00	=	\$	-		\$ -	
60" Corrugated Steel Pipe		LF	\$ 501.00	=	\$	-		\$ -	
66" Corrugated Steel Pipe		LF	\$ 580.00	=	\$	-		\$ -	
72" Corrugated Steel Pipe		LF	\$ 654.00	=	\$	-		\$ -	
78" Corrugated Steel Pipe		LF	\$ 728.00	=	\$	-		\$ -	
84" Corrugated Steel Pipe		LF	\$ 901.00	=	\$	-		\$ -	
Flared End Section (FES) RCP Size = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$	-		\$ -	
Flared End Section (FES) CSP Size = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$	-		\$ -	
				=	\$	-		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$	-		\$ -	
End Treatment- Headwall		EA		=	\$	-		\$ -	
End Treatment- Wingwall		EA		=	\$	-		\$ -	
End Treatment - Cutoff Wall		EA		=	\$	-		\$ -	
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 8,814.00	=	\$	-		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 10,835.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 12,206.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 11,438.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	4.	EA	\$ 12,689.00	=	\$	50,756.00	80.00%	\$ 10,151.20	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 16,174.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 14,452.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 17,237.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 21,610.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 16,499.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 20,012.00	=	\$	-		\$ -	
Grated Inlet (Type C), Depth < 5'		EA	\$ 8,156.00	=	\$	-		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 11,435.00	=	\$	-		\$ -	
Storm Sewer Manhole, Box Base		EA	\$ 18,950.00	=	\$	-		\$ -	
Storm Sewer Manhole, Slab Base	2.	EA	\$ 9,314.00	=	\$	18,628.00	80.00%	\$ 3,725.60	
Geotextile (Erosion Control)		SY	\$ 6.00	=	\$	-		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 102.00	=	\$	-		\$ -	
Rip Rap, Grouted		Tons	\$ 136.00	=	\$	-		\$ -	
Drainage Channel Construction, Size (W x H)		LF		=	\$	-		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 815.00	=	\$	-		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 234.00	=	\$	-		\$ -	
Drainage Channel Lining, Grass		AC	\$ 2,100.00	=	\$	-		\$ -	
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	\$ 13.00	=	\$	-		\$ -	
30"x19" HERCP		LF	\$ 150.00	=	\$	-		\$ -	
38"x24" HERCP		LF	\$ 200.00	=	\$	-		\$ -	
45"x29" HERCP		LF	\$ 250.00	=	\$	-		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$	-		\$ -	
<i>* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)</i>									
Section 2 Subtotal						= \$ 639,086.00		\$ 538,113.20	

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					% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**						
ROADWAY IMPROVEMENTS						
4" Sidewalk	124.	SY	\$ 69.00	= \$ 8,556.00		\$ 8,556.00
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)						
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
WATER SYSTEM IMPROVEMENTS						
Water Main Pipe (PVC), Size 8"	1310.	LF	\$ 90.00	= \$ 117,900.00	100.00%	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	= \$ -		\$ -
Gate Valves, 8"	9.	EA	\$ 2,599.00	= \$ 23,391.00	100.00%	\$ -
Fire Hydrant Assembly, w/ all valves	3.	EA	\$ 9,228.00	= \$ 27,684.00	100.00%	\$ -
Water Service Line Installation, inc. tap and valves	67.	EA	\$ 1,852.00	= \$ 124,084.00	100.00%	\$ -
Fire Cistern Installation, complete		EA		= \$ -		\$ -
				= \$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				= \$ -		\$ -
SANITARY SEWER IMPROVEMENTS						
Sewer Main Pipe (PVC), Size 8"	1245.	LF	\$ 90.00	= \$ 112,050.00	100.00%	\$ -
Sanitary Sewer Manhole, Depth < 15 feet	4.	EA	\$ 6,136.00	= \$ 24,544.00	100.00%	\$ -
Sanitary Service Line Installation, complete	67.	EA	\$ 1,962.00	= \$ 131,454.00	100.00%	\$ -
Sanitary Sewer Lift Station, complete		EA		= \$ -		\$ -
				= \$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				= \$ -		\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)						
Deciduous Trees		EA	\$ 400.00	= \$ -		\$ -
Evergreen Trees		EA	\$ 400.00	= \$ -		\$ -
Ornamental Trees	8.	EA	\$ 325.00	= \$ 2,600.00		\$ 2,600.00
Soil Amendments	4153.	SF	\$ 0.50	= \$ 2,076.50		\$ 2,076.50
Sod		SF	\$ 0.50	= \$ -		\$ -
Native Seed	2125.	SF	\$ 0.60	= \$ 1,275.00		\$ 1,275.00
1 1/2" Rock	999.	SF	\$ 0.75	= \$ 749.25		\$ 749.25
Steel Edge	181.	EA	\$ 3.00	= \$ 543.00		\$ 543.00
Weed Barrier Fabric	999.	SF	\$ 0.25	= \$ 249.75		\$ 249.75
Irrigation	4153.	SF	\$ 1.00	= \$ 4,153.00		\$ 4,153.00
Section 3 Subtotal				= \$ 581,309.50		\$ 20,202.50
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 15,000.00	= \$ 15,000.00		\$ 15,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		= \$ -		\$ -

Total Construction Financial Assurance \$ 1,659,112.50

(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) \$ 738,929.50

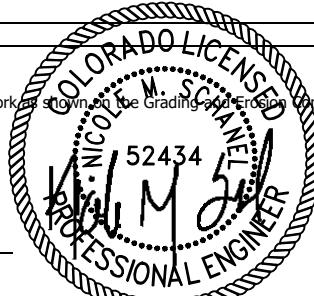
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance \$ 192,343.00

(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.



NICOLE M. SCHANEL

Engineer (P.E. Seal Required)

[Signature]

Richard A. van Seenus

04/08/2026

March 31, 2026

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Date