

PROJECT INFORMATION

Project Name: Trails at Aspen Ridge Filing No. 3 - Phase 1

Date: 3/31/26

PCD File No. SF-21-022

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**								
ROADWAY IMPROVEMENTS								
4" Sidewalk	1558.	SY	\$ 69.00	=	\$ 107,502.00	100.00%	\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
18" Reinforced Concrete Pipe	187.	LF	\$ 110.00	=	\$ 20,570.00	100.00%	\$ -	
Grated Inlet (Type C)	1.	EA	\$ 8,156.00	=	\$ 8,156.00	100.00%	\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
WATER SYSTEM IMPROVEMENTS								
Water Main Pipe (PVC), Size 8"	4887.	LF	\$ 90.00	=	\$ 439,830.00	100.00%	\$ -	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	=	\$ -		\$ -	
Gate Valves, 8"	10.	EA	\$ 2,599.00	=	\$ 25,990.00	100.00%	\$ -	
Fire Hydrant Assembly, w/ all valves	8.	EA	\$ 9,228.00	=	\$ 73,824.00	100.00%	\$ -	
Water Service Line Installation, inc. tap and valves	90.	EA	\$ 1,852.00	=	\$ 166,680.00	100.00%	\$ -	
Fire Cistern Installation, complete		EA		=	\$ -		\$ -	
<i>Pumphouse</i>	1.	EA	\$ 900,000.00	=	\$ 900,000.00	100.00%	\$ -	
Water Main Pipe (PVC), Size 12"	1,441	LF	\$ 80.00	=	\$ 115,280.00	100.00%	\$ -	
Gate Valves, 12"	8	EA	\$ 2,500.00	=	\$ 20,000.00	100.00%	\$ -	
Water Main Pipe (PVC), Size 16"	1,044	LF	\$ 95.00	=	\$ 99,180.00	100.00%	\$ -	
Gate Valves, 16"	3	EA	\$ 9,000.00	=	\$ 27,000.00	100.00%	\$ -	
16" ARV	1	EA	\$ 10,000.00	=	\$ 10,000.00	100.00%	\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
SANITARY SEWER IMPROVEMENTS								
Sewer Main Pipe (PVC), Size 8"	3520.	LF	\$ 90.00	=	\$ 316,800.00	100.00%	\$ -	
Sanitary Sewer Manhole, Depth < 15 feet	14.	EA	\$ 6,136.00	=	\$ 85,904.00	100.00%	\$ -	
Sanitary Service Line Installation, complete	90.	EA	\$ 1,962.00	=	\$ 176,580.00	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	25.	EA	\$ 400.00	=	\$ 10,000.00	100.00%	\$ -	
Evergreen Trees	38.	EA	\$ 400.00	=	\$ 15,200.00	100.00%	\$ -	
Ornamental Trees	32.	EA	\$ 325.00	=	\$ 10,400.00	100.00%	\$ -	
Soil Amendments	196947.	SF	\$ 0.50	=	\$ 98,473.50	100.00%	\$ -	
Sod	4600.	SF	\$ 0.50	=	\$ 2,300.00	100.00%	\$ -	
Native Seed	184875.	SF	\$ 0.60	=	\$ 110,925.00	100.00%	\$ -	
1 1/2" Rock	8501.	SF	\$ 0.75	=	\$ 6,375.75	100.00%	\$ -	
Steel Edge	239.	EA	\$ 3.00	=	\$ 717.00	100.00%	\$ -	
Weed Barrier Fabric	8501.	SF	\$ 0.25	=	\$ 2,125.25	100.00%	\$ -	
Irrigation	196947.	SF	\$ 1.00	=	\$ 196,947.00	100.00%	\$ -	
** - Section 3 is not subject to defect warranty requirements								
Section 3 Subtotal					=	\$ 3,046,759.50		\$ -

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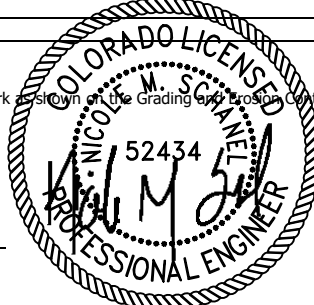
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						% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 15,000.00	=	\$ 15,000.00		\$ 15,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 7,000.00	=	\$ 7,000.00		\$ 7,000.00
Total Construction Financial Assurance						\$	5,644,156.90
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	314,471.00
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	476,511.60
(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

Approved by Owner / Applicant

04/08/2026

Date

March 31, 2026

Approved by El Paso County Engineer / ECM Administrator

Date