

2015 Financial Assurance  
Estimate Form (with pre-plat construction)

10/15/2015

**Project Information**

Lorson Ranch East Filing No. 1

5/1/2018

Project Name

Date

Section 1 - Grading and Erosion Control BMPs	Quantity	Units		Price		% Complete	Remaining
Earthwork*	1,000.00	CY	@	\$ \$5	= \$ 5,000.00		\$ 5,000.00 *
Permanent Seeding*	1.00	AC	@	\$ \$582	= \$ 582.00		\$ 582.00 *
Mulching*	1.00	AC	@	\$ \$507	= \$ 507.00		\$ 507.00 *
Permanent Erosion Control Blanket*		SY	@	\$ \$6	= \$		\$ - *
Temporary Erosion Control Blanket		SY	@	\$ \$3	= \$		\$ -
Vehicle Tracking Control	2.00	EA	@	\$ \$1,625	= \$ 3,250.00		\$ 3,250.00
Safety Fence		LF	@	\$ \$3	= \$		\$ -
Silt Fence		LF	@	\$ \$4	= \$		\$ -
Temporary Seeding	0.50	AC	@	\$ \$485	= \$ 242.50		\$ 242.50
Temporary Mulch	0.50	AC	@	\$ \$507	= \$ 253.50		\$ 253.50
Erosion Bales		EA	@	\$ \$21	= \$		\$ -
Erosion Logs		LF	@	\$ \$6	= \$		\$ -
Rock Ditch Checks		EA	@	\$	= \$		\$ -
Inlet Protection	15.00	EA	@	\$ \$153	= \$ 2,295.00		\$ 2,295.00
Sediment Basin	2.00	EA	@	\$ \$1,625	= \$ 3,250.00		\$ 3,250.00
Concrete Washout Basin	1.00	EA	@	\$ \$776	= \$ 776.00		\$ 776.00
		@		\$	= \$		\$ -
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process.							
Section 1 Subtotal					= \$ 16,156.00		\$ 16,156.00

Section 2 - Public Improvements**	Quantity	Units		Price		% Complete	Remaining
<b>- Roadway Improvements</b>							
Construction Traffic Control	1.00	LS	@	\$ 5,000	= \$ 5,000.00		\$ 5,000.00 *
Aggregate Base Course, 6" thick	17,400.00	Tons	@	\$ \$18	= \$ 313,200.00		\$ 313,200.00 *
Asphalt Pavement, 5" thick	13,850.00	Tons	@	\$ \$65	= \$ 900,250.00		\$ 900,250.00 *
Raised Median, Paved		SF	@	\$ \$7	= \$		\$ - *
Electrical Conduit, Size =		LF	@	\$ \$14	= \$		\$ - *
Traffic Signal, complete intersection		EA	@	\$ \$250,000	= \$		\$ - *
Regulatory Sign	35.00	EA	@	\$ \$100	= \$ 3,500.00		\$ 3,500.00 *
Advisory Sign		EA	@	\$ \$100	= \$		\$ - *
Guide/Street Name Sign	48.00	EA	@	\$ \$200	= \$ 9,600.00		\$ 9,600.00 *
Epoxy Pavement Marking	3,000.00	SF	@	\$ \$12	= \$ 36,000.00		\$ 36,000.00 *
Thermoplastic Pavement Marking	500.00	SF	@	\$ \$22	= \$ 11,000.00		\$ 11,000.00 *
Barricade - Type F	14.00	EA	@	\$ \$115	= \$ 1,610.00		\$ 1,610.00 *
Delineator (Type I)		EA	@	\$ \$21	= \$		\$ - *
Curb and Gutter, Type C (Ramp)	22,400.00	LF	@	\$ \$21	= \$ 470,400.00		\$ 470,400.00 *
Curb and Gutter, Type A (6" Vertical)	9,100.00	LF	@	\$ \$16	= \$ 145,600.00		\$ 145,600.00 *
Curb and Gutter, Type B (Median)		LF	@	\$ \$13	= \$		\$ - *
Pedestrian Ramp	494.00	SY	@	\$ \$108	= \$ 53,352.00		\$ 53,352.00 *

Cross Pan	980.00	SY	@	\$ 53	= \$ 51,940.00	\$ 51,940.00	*
Curb Chase		EA	@	\$ 1,300	= \$	\$ -	*
Guardrail Type 3 (W-Beam)		LF	@	\$ 18	= \$	\$ -	*
Guardrail Type 7 (Concrete)		EA	@	\$ 67	= \$	\$ -	*
Guardrail End Anchorage		EA	@	\$ 1,978	= \$	\$ -	*
Guardrail Impact Attenuator		EA	@	\$ 3,564	= \$	\$ -	*
Sound Barrier Fence		LF	@	\$ 100	= \$	\$ -	*
<b>- Storm Drain Improvements</b>							
Concrete Box Culvert (M Standard), Size ( W x H )		LF	@	\$	= \$	\$ -	*
Reinforced Concrete Pipe (RCP)		LF	@	\$ 90	= \$	\$ -	*
18" Reinforced Concrete Pipe	570.00	LF	@	\$ 69	= \$ 39,330.00	\$ 39,330.00	*
24" Reinforced Concrete Pipe	1,263.00	LF	@	\$ 84	= \$ 106,092.00	\$ 106,092.00	*
30" Reinforced Concrete Pipe	260.00	LF	@	\$ 94	= \$ 24,440.00	\$ 24,440.00	*
36" Reinforced Concrete Pipe	1,840.00	LF	@	\$ 124	= \$ 228,160.00	\$ 228,160.00	*
42" Reinforced Concrete Pipe	52.00	LF	@	\$ 134	= \$ 6,968.00	\$ 6,968.00	*
48" Reinforced Concrete Pipe	270.00	LF	@	\$ 178	= \$ 48,060.00	\$ 48,060.00	*
54" Reinforced Concrete Pipe		LF	@	\$ 182	= \$	\$ -	*
60" Reinforced Concrete Pipe		LF	@	\$ 216	= \$	\$ -	*
66" Reinforced Concrete Pipe		LF	@	\$ 263	= \$	\$ -	*
72" Reinforced Concrete Pipe		LF	@	\$ 283	= \$	\$ -	*
Corrugated Steel Pipe (CSP) Size		LF	@	\$	= \$	\$ -	*
18" Corrugated Steel Pipe		LF	@	\$ 66	= \$	\$ -	*
24" Corrugated Steel Pipe		LF	@	\$ 96	= \$	\$ -	*
30" Corrugated Steel Pipe		LF	@	\$ 101	= \$	\$ -	*
36" Corrugated Steel Pipe		LF	@	\$ 136	= \$	\$ -	*
42" Corrugated Steel Pipe		LF	@	\$ 147	= \$	\$ -	*
48" Corrugated Steel Pipe		LF	@	\$ 169	= \$	\$ -	*
54" Corrugated Steel Pipe		LF	@	\$ 193	= \$	\$ -	*
60" Corrugated Steel Pipe		LF	@	\$ 227	= \$	\$ -	*
66" Corrugated Steel Pipe		LF	@	\$ 278	= \$	\$ -	*
72" Corrugated Steel Pipe		LF	@	\$ 330	= \$	\$ -	*
78" Corrugated Steel Pipe		LF	@	\$ 381	= \$	\$ -	*
84" Corrugated Steel Pipe		LF	@	\$ 432	= \$	\$ -	*
Flared End Section (FES) RCP †	2.00	EA	@	\$ 800	= \$ 1,600.00	\$ 1,600.00	*
Flared End Section (FES) CSP †		EA	@	\$	= \$	\$ -	*
End Treatment- Headwall		EA	@	\$	= \$	\$ -	*
End Treatment- Wingwall		EA	@	\$	= \$	\$ -	*
End Treatment - Cutoff Wall		EA	@	\$	= \$	\$ -	*
Curb Inlet (Type R) L=5', Depth < 5 feet		EA	@	\$ 3,791	= \$	\$ -	*
Curb Inlet (Type R) L=5', 5'-10' Depth	2.00	EA	@	\$ 5,044	= \$ 10,088.00	\$ 10,088.00	*
Curb Inlet (Type R) L =5' , 10'-15' Depth		EA	@	\$ 6,027	= \$	\$ -	*
Curb Inlet (Type R) L =10' , Depth < 5 feet	7.00	EA	@	\$ 5,528	= \$ 38,696.00	\$ 38,696.00	*
Curb Inlet (Type R) L =10' , 5'-10' Depth		EA	@	\$ 6,694	= \$	\$ -	*
Curb Inlet (Type R) L =10' , 10'-15' Depth		EA	@	\$ 7,500	= \$	\$ -	*
Curb Inlet (Type R) L =15' , Depth < 5 feet	6.00	EA	@	\$ 7,923	= \$ 47,538.00	\$ 47,538.00	*
Curb Inlet (Type R) L =15' , 5'-10' Depth		EA	@	\$ 8,000	= \$	\$ -	*
Curb Inlet (Type R) L =15' , 10'-15' Depth		EA	@	\$ 8,800	= \$	\$ -	*
Curb Inlet (Type R) L =20' , Depth < 5 feet		EA	@	\$ 8,000	= \$	\$ -	*
Curb Inlet (Type R) L =20' , 5'-10' Depth	4.00	EA	@	\$ 8,830	= \$ 35,320.00	\$ 35,320.00	*
Curb Inlet (Type R) L = ____', ____' - ____' Depth		EA	@	\$	= \$	\$ -	*
Curb Inlet (Type R) L = ____', ____' - ____' Depth		EA	@	\$	= \$	\$ -	*
Grated Inlet (Type C), < 5' deep		EA	@	\$ 3,270	= \$	\$ -	*
Grated Inlet (Type D), < 5' deep		EA	@	\$ 3,908	= \$	\$ -	*
Storm Sewer Manhole, Box Base, Depth < 15 feet		EA	@	\$ 8,592	= \$	\$ -	*
Storm Sewer Manhole, Slab Base, Depth < 15 feet	17.00	EA	@	\$ 4,575	= \$ 77,775.00	\$ 77,775.00	*
Geotextile (Erosion Control)		SY	@	\$ 5	= \$	\$ -	*
Rip Rap, d50 Size from 6" to 24"	10.00	CY	@	\$ 98	= \$ 980.00	\$ 980.00	*
Rip Rap, Grouted		CY	@	\$ 215	= \$	\$ -	*
Drainage Channel Construction, Size ( W x H )		LF	@	\$	= \$	\$ -	*
Channel Lining, Concrete		CY	@	\$ 450	= \$	\$ -	*
Channel Lining, Rip Rap		CY	@	\$ 98	= \$	\$ -	*
Channel Lining, Grass		AC	@	\$ 1,287	= \$	\$ -	*

Channel Lining, Other Stabilization		SY	@	\$ 3	=	\$		\$ - *
Detention Outlet Structure	2.00	EA	@	\$ 30,000	=	\$ 60,000.00		\$ 60,000.00 *
Detention Emergency Spillway	2.00	EA	@	\$ 15,000	=	\$ 30,000.00		\$ 30,000.00 *
Permanent Water Quality Facility (Describe)	2.00	EA	@	\$ 25,000	=	\$ 50,000.00		\$ 50,000.00 *
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process. † For flared end sections, multiply pipe LF cost by 6							805,047.00	
<b>Section 2 Subtotal</b>					=	2,806,499.00		2,806,499.00 **

Section 3 - Common Development Improvements (Private or District)***	Quantity	Units	Price		% Complete	Remaining
<b>- Roadway Improvements</b>						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
Concrete Sidewalk - 5" THICK	14,970.00	SY	@ \$ 58	=	\$ 868,260.00	\$ 868,260.00
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
<b>- Storm Drain Improvements</b>						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
<b>- Water System Improvements</b>						
Water Main Pipe (PVC), Size 8"	15,750.00	LF	@ \$ 94	=	\$ 1,480,500.00	\$ 1,480,500.00
Water Main Pipe (Ductile Iron), Size 8"		LF	@ \$ 137	=	\$	\$ -
Gate Valves, 8"	121.00	EA	@ \$ 1,852	=	\$ 224,092.00	\$ 224,092.00
Fire Hydrant Assembly w/ all valves	33.00	EA	@ \$ 6,430	=	\$ 212,190.00	\$ 212,190.00
Water Service Line Installation, including tap and valves	303.00	EA	@ \$ 1,253	=	\$ 379,659.00	\$ 379,659.00
Watermain crossing Marksheffel Road		EA	@ \$	=	\$	\$ -
<b>- Sanitary Sewer Improvements</b>						
Sewer Main Pipe (PVC), Size 8"	14,440.00	LF	@ \$ 94	=	\$ 1,357,360.00	\$ 1,357,360.00
Sanitary Sewer Manhole, Depth < 15 feet	42.00	EA	@ \$ 4,575	=	\$ 192,150.00	\$ 192,150.00
Sanitary Service Line Installation, complete	303.00	EA	@ \$ 1,516	=	\$ 459,348.00	\$ 459,348.00
Underdrain	14,440.00	LF	@ \$ 10	=	\$ 144,400.00	\$ 144,400.00
<b>- Landscaping (If Applicable)</b>						
(List landscaping line items and cost - usually only in case of subdivision specific condition of approval, or PUD)	1.00	EA	@ \$ 44,666	=	\$ 44,666.00	\$ 44,666.00
		EA	@ \$	=	\$	\$ -
		EA	@ \$	=	\$	\$ -
		EA	@ \$	=	\$	\$ -
		EA	@ \$	=	\$	\$ -
***items in this section are not subject to defect warranty financial assurance						
<b>Section 3 Subtotal</b>				=	\$ 5,362,625.00	5,362,625.00

**Financial Assurance Totals**

As-built drawings - (FILL IN IF THERE ARE ANY PUBLICLY-MAINTAINED IMPROVEMENTS)

\$ \$6,000

( Inc. survey to verify detention pond volumes.)

**Total Construction Financial Assurance** **\$8,191,280.00**

(Sum of all section subtotals)

**Total Remaining Construction Financial Assurance** **8,191,280.00**

(Sum of all section totals less credit for items complete)

**Total Defect Warranty Financial Assurance** **\$562,517.60**

(20% of all items identified as public improvements(\*). 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 approved Construction Drawings associated with the Project.

Engineer

Date



Approved by Owner / Applicant

Date

7/23/18

Approved by El Paso County Engineer / ECM Administrator

**Approved**

by Elizabeth Nijkamp  
El Paso County Planning and Community Development  
on behalf of Jennifer Irvine, County Engineer, ECM Administrator



**07/24/2018 4:20:32 PM**