Once again, this still doesn't match what's shown in the FDR. Revise per my comment on pg 300 of the FDR given the discrepancy between the FAE and FDR.

2026 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 2/2026

PROJECT INFORMATION		
Project Name: Monument Ridge East Filing No. 1	Date: 07/13/26	PCD File No. SF2514

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)								
Earthwork								*
less than 5,000; $8,000 min		CY	$ 7.50	=	$ -		$ -	*
5,001-20,000; $30,000 min		CY	$ 6.50	=	$ -		$ -	*
20,001-50,000; $100,000 min		CY	$ 4.50	=	$ -		$ -	*
50,001-200,000; $175,000 min		CY	$ 3.00	=	$ -		$ -	*
greater than 200,000; $500,000 min	208194.	CY	$ 2.50	=	$ 520,485.00		$ 520,485.00	*
Erosion Control Blanket	23480.	SY	$ 6.00	=	$ 140,880.00		$ 140,880.00	*
Seeding (inc. noxious weed mgmnt.) & Mulching	13.	AC	$ 2,037.00	=	$ 26,481.00		$ 26,481.00	*
Permanent Pond/PCM (provide engineer's estimate)	1.	EA	$ 618,207.00	=	$ 618,207.00		$ 618,207.00	*
(Line Item Above sum total of Ponds) - $741,848.40 minus					$ -		$ -	*
$123,641.40 = $618,207) - i.e. - no contingency					$ -		$ -	*
[insert items not listed but part of construction plans]					$ -		$ -	*
Safety Fence		LF	$ 5.00	=	$ -		$ -	
Inlet Protection	11.	EA	$ 322.00	=	$ 3,542.00		$ 3,542.00	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Concrete Washout Basin	1.	EA	$ 1,790.00	=	$ 1,790.00		$ 1,790.00	
Sediment Basin		EA	$ 3,483.00	=	$ -		$ -	
Sediment Trap		EA	$ 877.00	=	$ -		$ -	
Silt Fence	4267.	LF	$ 3.00	=	$ 12,801.00		$ 12,801.00	
Slope Drain		LF	$ 30.00	=	$ -		$ -	
Straw Bale		EA	$ 56.00	=	$ -		$ -	
Straw Wattle/Rock Sock	306.	LF	$ 11.00	=	$ 3,366.00		$ 3,366.00	
Surface Roughening		AC	$ 507.00	=	$ -		$ -	
Vehicle Tracking Control	2.	EA	$ 3,840.00	=	$ 7,680.00		$ 7,680.00	
				=	$ -		$ -	
3 shown on plans				=	$ -		$ -	
				=	$ -		$ -	
[insert items not listed but part of construction plans]				=	$ -		$ -	
MAINTENANCE (35% of Construction BMPs)				=	$ 10,212.65		$ 10,212.65	
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 1 Subtotal**	=	**$ 1,345,444.65**		**$ 1,345,444.65**	
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								*
Construction Traffic Control	1.	LS	$ 15,000.00	=	$ 15,000.00		$ 15,000.00	*
Aggregate Base Course (135 lbs/cf)	750.	Tons	$ 42.00	=	$ 31,500.00		$ 31,500.00	*
Aggregate Base Course (135 lbs/cf)		CY	$ 81.00	=	$ -		$ -	*
Asphalt Pavement (3" thick)	9793.	SY	$ 22.00	=	$ 215,446.00		$ 215,446.00	*
Asphalt Pavement (4" thick)	17387.	SY	$ 31.00	=	$ 538,997.00		$ 538,997.00	*
Asphalt Pavement (6" thick)		SY	$ 47.00	=	$ -		$ -	*
Asphalt Pavement (147 lbs/cf) __" thick		Tons	$ 140.00	=	$ -		$ -	*
Raised Median, Paved	275.	SF	$ 15.00	=	$ 4,125.00		$ 4,125.00	*
Signs (regulatory/advisory/guide/street)	45.	EA	$ 293.00	=	$ 13,185.00		$ 13,185.00	*
Epoxy Pavement Marking	6880.	SF	$ 19.00	=	$ 130,720.00		$ 130,720.00	*
Thermoplastic Pavement Marking	266.	SF	$ 29.00	=	$ 7,714.00		$ 7,714.00	*
Barricade - Type 3	4.	EA	$ 380.00	=	$ 1,520.00		$ 1,520.00	*
Delineator - Type I		EA	$ 38.00	=	$ -		$ -	*
Curb and Gutter, Type A (6" Vertical)	8750.	LF	$ 49.00	=	$ 428,750.00		$ 428,750.00	*
Curb and Gutter, Type B (Median)	80.	LF	$ 50.00	=	$ 4,000.00		$ 4,000.00	*
Curb and Gutter, Type C (Ramp)	2390.	LF	$ 51.00	=	$ 121,890.00		$ 121,890.00	*
4" Sidewalk (common areas only)		SY	$ 69.00	=	$ -		$ -	*
5" Sidewalk	5284.	SY	$ 85.00	=	$ 449,140.00		$ 449,140.00	*
6" Sidewalk		SY	$ 113.00	=	$ -		$ -	*
8" Sidewalk		SY	$ 141.00	=	$ -		$ -	*
Pedestrian Ramp	32.	EA	$ 1,961.00	=	$ 62,752.00		$ 62,752.00	*
Cross Pan, local (8" thick, 6' wide to include return)	120.	LF	$ 87.00	=	$ 10,440.00		$ 10,440.00	*
Cross Pan, collector (9" thick, 8' wide to include return)	74.	LF	$ 131.00	=	$ 9,694.00		$ 9,694.00	*
Curb Opening with Drainage Chase		EA	$ 2,341.00	=	$ -		$ -	*
Guardrail Type 3 (W-Beam)		LF	$ 87.00	=	$ -		$ -	*
Guardrail Type 7 (Concrete)		LF	$ 104.00	=	$ -		$ -	*
Guardrail End Anchorage		EA	$ 2,485.00	=	$ -		$ -	*
Guardrail Impact Attenuator		EA	$ 22,568.00	=	$ -		$ -	*
Sound Barrier Fence (CMU block, 6' high)		LF	$ 113.00	=	$ -		$ -	*
Sound Barrier Fence (panels, 6' high)		LF	$ 115.00	=	$ -		$ -	*
Electrical Conduit, Size =		LF	$ 33.00	=	$ -		$ -	*
Traffic Signal, (provide engineer's estimate)		EA		=	$ -		$ -	*
Survey Monumentation	4.	EA	$ 638.00	=	$ 2,552.00		$ 2,552.00	*
				=	$ -		$ -	*

PROJECT INFORMATION		
Project Name: Monument Ridge East Filing No. 1	**Date: 07/13/26**	**PCD File No. SF2514**

Description	**Quantity**	**Units**	**Unit Cost**		**Total**	**(with Pre-Plat Construction) % Complete**	**Remaining**	
				=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
STORM DRAIN IMPROVEMENTS								*
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	$ -		$ -	*
18" Reinforced Concrete Pipe	251.	LF	$ 111.00	=	$ 27,861.00		$ 27,861.00	*
24" Reinforced Concrete Pipe	755.	LF	$ 161.00	=	$ 121,555.00		$ 121,555.00	*
30" Reinforced Concrete Pipe	818.	LF	$ 167.00	=	$ 136,606.00		$ 136,606.00	*
36" Reinforced Concrete Pipe	1023.	LF	$ 191.00	=	$ 195,393.00		$ 195,393.00	*
42" Reinforced Concrete Pipe	408.	LF	$ 275.00	=	$ 112,200.00		$ 112,200.00	*
48" Reinforced Concrete Pipe	121.	LF	$ 349.00	=	$ 42,229.00		$ 42,229.00	*
54" Reinforced Concrete Pipe	1207.	LF	$ 465.00	=	$ 561,255.00		$ 561,255.00	*
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	602.	LF	$ 728.00	=	$ 438,256.00		$ 438,256.00	*
84" Corrugated Steel Pipe		LF	$ 901.00	=	$ -		$ -	*
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
(See Storm FES Cost Estimate = $16,230)	1.	LS	$ 16,230.00	=	$ 16,230.00		$ 16,230.00	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
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'		EA	$ 12,689.00	=	$ -		$ -	*
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), De		EA	$ 8,156.00	=	$ -		$ -	*
Grated Inlet (Type D), De		EA	$ 11,435.00	=	$ -		$ -	*
Storm Sewer Manhole, Box Base		EA	$ 18,950.00	=	$ 265,300.00		$ 265,300.00	*
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ 139,710.00		$ 139,710.00	*
Geotextile (Erosion Control)		SY	$ 6.00	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"		ons	$ 102.00	=	$ 102,408.00		$ 102,408.00	*
Rip Rap, Grouted		ons	$ 136.00	=	$ -		$ -	*
Drainage Channel Construction, Size		LF		=	$ -		$ -	*
Drainage Channel Lining, Concrete		CY	$ 815.00	=	$ 30,970.00		$ 30,970.00	*
Drainage Channel Lining, Rip Rap		CY	$ 234.00	=	$ -		$ -	*
Drainage Channel Lining, Grass		AC	$ 2,100.00	=	$ -		$ -	*
Permanent Drainage Channel Lining		SY	$ 13.00	=	$ -		$ -	*
Curb Inlet (Type D-10-R) L=4'	2.	EA	$ 6,500.00	=	$ 13,000.00		$ 13,000.00	*
Curb Inlet (Type D-10-R) L=8'	2.	EA	$ 11,500.00	=	$ 23,000.00		$ 23,000.00	*
Curb Inlet (Type D-10-R) L=10'	1.	EA	$ 12,500.00	=	$ 12,500.00		$ 12,500.00	*
Curb Inlet (Type D-10-R) L=12'	7.	EA	$ 14,000.00	=	$ 98,000.00		$ 98,000.00	*
Curb Inlet (Type D-10-R) L=16'	3.	EA	$ 16,250.00	=	$ 48,750.00		$ 48,750.00	*
Grated Inlet (Triple CDOT Type D) - Collection Structure	1.	EA	$ 35,000.00	=	$ 35,000.00		$ 35,000.00	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 2 Subtotal**	**=**	**$ 4,467,648.00**		**$ 4,467,648.00**	*

Unresolved:
Indicate sizes for each FES. Estimate in FDR does not provide sizes of FES's either. Different sized end sections have different costs and need to be listed here.

PROJECT INFORMATION		
Project Name: Monument Ridge East Filing No. 1	Date: 07/13/26	PCD File No. SF2514

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							
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	3868.	LF	$ 90.00	=	$ 348,120.00		$ 348,120.00
Water Main Pipe (Ductile Iron), Size 8"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 8"	26.	EA	$ 2,599.00	=	$ 67,574.00		$ 67,574.00
Fire Hydrant Assembly, w/ all valves	6.	EA	$ 9,228.00	=	$ 55,368.00		$ 55,368.00
Water Service Line Installation, inc. tap and valves	36.	EA	$ 1,852.00	=	$ 66,672.00		$ 66,672.00
Fire Cistern Installation, complete		EA		=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	3070.	LF	$ 90.00	=	$ 276,300.00		$ 276,300.00
Sanitary Sewer Manhole, Depth < 15 feet	15.	EA	$ 6,136.00	=	$ 92,040.00		$ 92,040.00
Sanitary Service Line Installation, complete	36.	EA	$ 1,962.00	=	$ 70,632.00		$ 70,632.00
Sanitary Sewer Lift Station, complete		EA		=	$ -		$ -
Sanitary Main Pipe (PVC), Size 8" (Force Main)	2360.	LF	$ 90.00	=	$ 212,400.00		$ 212,400.00
[insert items not listed but part of construction plans]				=	$ -		$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
(See Landscaping Cost Estimate = $578,698)	1.	EA	$ 578,698.00	=	$ 578,698.00		$ 578,698.00
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
** - Section 3 is not subject to defect warranty requirements			**Section 3 Subtotal**	**=**	**$ 1,767,804.00**		**$ 1,767,804.00**
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	$ 10,000.00	=	$ 10,000.00		$ 10,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	$ 5,000.00	=	$ 5,000.00		$ 5,000.00

Total Construction Financial Assurance **$ 7,595,896.65**
(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) **$ 7,595,896.65**
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance **$ 1,154,740.20**
(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.

Engineer (P.E. Seal Required)

Approved by Owner / Applicant   Date

Approved by El Paso County Engineer / ECM Administrator   Date