

2021 Financial Assurance Estimate Form  
(with pre-plat construction)

Updated: 12/22/2020

PROJECT INFORMATION		
Falcon Meadows at Bent Grass Filing No. 1	7/17/2021	SF-21-020
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>								
* Earthwork								
less than 1,000; \$5,300 min		CY	\$ 8.00	=	\$ -		\$ -	
1,000-5,000; \$8,000 min		CY	\$ 6.00	=	\$ -		\$ -	
5,001-20,000; \$30,000 min		CY	\$ 5.00	=	\$ -		\$ -	
20,001-50,000; \$100,000 min	23,566	CY	\$ 3.50	=	\$ 100,000.00		\$ 100,000.00	
50,001-200,000; \$175,000 min		CY	\$ 2.50	=	\$ -		\$ -	
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -	
* Permanent Seeding (inc. noxious weed mgmnt.)	4	AC	\$ 828.00	=	\$ 3,312.00		\$ 3,312.00	
* Mulching	4	AC	\$ 777.00	=	\$ 3,108.00		\$ 3,108.00	
* Permanent Erosion Control Blanket	5,160	SY	\$ 6.00	=	\$ 30,960.00		\$ 30,960.00	
* Permanent Pond/BMP Construction		CY	\$ 21.00	=	\$ -		\$ -	
* Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 47,300.00	=	\$ 47,300.00		\$ 47,300.00	
		EA		=	\$ -		\$ -	
Safety Fence	43	LF	\$ 3.00	=	\$ 129.00		\$ 129.00	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Vehicle Tracking Control		EA	\$ 2,453.00	=	\$ 4,906.00		\$ 4,906.00	
Silt Fence		LF	\$ 2.60	=	\$ 8,052.20		\$ 8,052.20	
Temporary Seeding		AC	\$ 650.00	=	\$ 2,600.00		\$ 2,600.00	
Temporary Mulch	4	AC	\$ 777.00	=	\$ 3,108.00		\$ 3,108.00	
Erosion Bales		EA	\$ 26.00	=	\$ -		\$ -	
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -	
Rock Check Dams		EA	\$ 518.00	=	\$ 4,662.00		\$ 4,662.00	
Inlet Protection		EA	\$ 173.00	=	\$ 1,557.00		\$ 1,557.00	
Sediment Basin		EA	\$ 1,824.00	=	\$ -		\$ -	
Concrete Washout Basin	2	EA	\$ 932.00	=	\$ 1,864.00		\$ 1,864.00	
Straw Bale Check Dams	24	EA	\$ 100.00	=	\$ 2,400.00		\$ 2,400.00	
Rock Socks	21	EA	\$ 50.00	=	\$ 1,050.00		\$ 1,050.00	
<i>[insert items not listed but part of construction plans]</i>								
MAINTENANCE (35% of Construction BMPs)					=	\$ 10,569.72		\$ 10,569.72
<b>Section 1 Subtotal</b>					=	\$ 225,577.92		\$ 225,577.92

\* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

**SECTION 2 - PUBLIC IMPROVEMENTS \***

<b>ROADWAY IMPROVEMENTS</b>							
Construction Traffic Control	1	LS	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
Aggregate Base Course (135 lbs/cf) 8" Thick	3,740	Tons	\$ 29.00	=	\$ 108,460.00		\$ 108,460.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 52.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.50	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 20.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 30.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) 4" thick	1,709	Tons	\$ 91.00	=	\$ 155,519.00		\$ 155,519.00
Raised Median, Paved		SF	\$ 8.30	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	4	EA	\$ 311.00	=	\$ 1,244.00		\$ 1,244.00
Guide/Street Name Sign	14	EA	\$ 300.00	=	\$ 4,200.00		\$ 4,200.00
Epoxy Pavement Marking		SF	\$ 14.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 24.00	=	\$ -		\$ -
Barricade - Type 3	2	EA	\$ 207.00	=	\$ 414.00		\$ 414.00
Delineator - Type I		EA	\$ 25.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	552	LF	\$ 31.00	=	\$ 17,112.00		\$ 17,112.00
Curb and Gutter, Type B (Median)		LF	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	3,433	LF	\$ 31.00	=	\$ 106,423.00		\$ 106,423.00
4" Sidewalk (common areas only)		SY	\$ 50.00	=	\$ -		\$ -
5" Sidewalk	2,327	SY	\$ 62.00	=	\$ 144,274.00		\$ 144,274.00
6" Sidewalk		SY	\$ 75.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 99.00	=	\$ -		\$ -
Pedestrian Ramp	20	EA	\$ 1,190.00	=	\$ 23,800.00		\$ 23,800.00
Cross Pan, local (8" thick, 6' wide to include return)	144	LF	\$ 63.00	=	\$ 9,072.00		\$ 9,072.00
Cross Pan, collector (9" thick, 8' wide to include return)	320	LF	\$ 95.00	=	\$ 30,400.00		\$ 30,400.00
Curb Chase		EA	\$ 1,532.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 51.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 75.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,172.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,899.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 83.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 17.00	=	\$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 439,875	=	\$ -		\$ -

**PROJECT INFORMATION**

Falcon Meadows at Bent Grass Filing No. 1

7/17/2021

SF-21-020

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
[insert items not listed but part of construction plans]				= \$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b>						
Concrete Box Culvert (M Standard), Size ( W x H )		LF		= \$ -		\$ -
18" Reinforced Concrete Pipe	28	LF	\$ 67.00	= \$ 1,876.00		\$ 1,876.00
24" Reinforced Concrete Pipe	45	LF	\$ 81.00	= \$ 3,645.00		\$ 3,645.00
30" Reinforced Concrete Pipe		LF	\$ 100.00	= \$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 124.00	= \$ -		\$ -
42" Reinforced Concrete Pipe	451	LF	\$ 166.00	= \$ 74,866.00		\$ 74,866.00
48" Reinforced Concrete Pipe	492	LF	\$ 202.00	= \$ 99,384.00		\$ 99,384.00
54" Reinforced Concrete Pipe	225	LF	\$ 254.00	= \$ 57,150.00		\$ 57,150.00
60" Reinforced Concrete Pipe		LF	\$ 298.00	= \$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 344.00	= \$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 393.00	= \$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 87.00	= \$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 99.00	= \$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 126.00	= \$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 152.00	= \$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 174.00	= \$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 184.00	= \$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 269.00	= \$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 290.00	= \$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 352.00	= \$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 414.00	= \$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 476.00	= \$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 569.00	= \$ -		\$ -
Flared End Section (FES) RCP Size = 54 <small>(unit cost = 6x pipe unit cost)</small>	1	EA	\$ 324.00	= \$ 324.00		\$ 324.00
Flared End Section (FES) CSP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA	\$ -	= \$ -		\$ -
End Treatment- Headwall		EA		= \$ -		\$ -
End Treatment- Wingwall		EA		= \$ -		\$ -
End Treatment - Cutoff Wall		EA		= \$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,736.00	= \$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,440.00	= \$ -		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,637.00	= \$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'	1	EA	\$ 7,894.00	= \$ 7,894.00		\$ 7,894.00
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	1	EA	\$ 8,136.00	= \$ 8,136.00		\$ 8,136.00
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,185.00	= \$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'	1	EA	\$ 10,265.00	= \$ 10,265.00		\$ 10,265.00
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'	1	EA	\$ 11,005.00	= \$ 11,005.00		\$ 11,005.00
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,034.00	= \$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,940.00	= \$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 12,075.00	= \$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,802.00	= \$ -		\$ -
Grated Inlet (Type D), Depth < 5'	1	EA	\$ 5,932.00	= \$ 5,932.00		\$ 5,932.00
Storm Sewer Manhole, Box Base		EA	\$ 12,034.00	= \$ -		\$ -
Storm Sewer Manhole, Slab Base	7	EA	\$ 6,619.00	= \$ 46,333.00		\$ 46,333.00
Geotextile (Erosion Control)		SY	\$ 6.20	= \$ -		\$ -
Rip Rap, d50 size from 6" to 24"	10	Tons	\$ 83.00	= \$ 830.00		\$ 830.00
Rip Rap, Grouted		Tons	\$ 98.00	= \$ -		\$ -
Drainage Channel Construction, Size ( W x H )		LF		= \$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 590.00	= \$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 116.00	= \$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,520.00	= \$ -		\$ -
Drainage Channel Lining, Other Stabilization				= \$ -		\$ -
[insert items not listed but part of construction plans]				= \$ -		\$ -
<b>Section 2 Subtotal</b>				= \$ 933,558.00		\$ 933,558.00

Revised but for future reference, formula in spreadsheet seems like it might be wrong (used 6\*pipe dia).

6x\$254

Provide lining type for the swales (F, C, and overflow swale from DP17 to pond)

Included RR lining for overflow swale. Swales C & F added to Grass lining

\* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED).

**PROJECT INFORMATION**

Falcon Meadows at Bent Grass Filing No. 1	7/17/2021	SF-21-020
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>							
<b>ROADWAY IMPROVEMENTS</b>							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"	1,262	LF	\$ 66.00	=	\$ 83,292.00		\$ 83,292.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	=	\$ -		\$ -
Gate Valves, 8"	14	EA	\$ 1,923.00	=	\$ 26,922.00		\$ 26,922.00
Fire Hydrant Assembly, w/ all valves	6	EA	\$ 6,828.00	=	\$ 40,968.00		\$ 40,968.00
Water Service Line Installation, inc. tap and valves	71	EA	\$ 1,370.00	=	\$ 97,270.00		\$ 97,270.00
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>SANITARY SEWER IMPROVEMENTS</b>							
Sewer Main Pipe (PVC), Size 8"	2,340	LF	\$ 66.00	=	\$ 154,440.00		\$ 154,440.00
Sanitary Sewer Manhole, Depth < 15 feet	15	EA	\$ 4,540.00	=	\$ 68,100.00		\$ 68,100.00
Sanitary Service Line Installation, complete	71	EA	\$ 1,451.00	=	\$ 103,021.00		\$ 103,021.00
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)							
LANDSCAPING IMPROVEMENTS	1	LS	\$ 515,200.86	=	\$ 515,200.86		\$ 515,200.86
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
<b>Section 3 Subtotal</b>					<b>=</b>	<b>\$ 1,089,213.86</b>	<b>\$ 1,089,213.86</b>

\*\* - Section 3 is not subject to defect warranty requirements

**PROJECT INFORMATION**

Falcon Meadows at Bent Grass Filing No. 1	7/17/2021	SF-21-020
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
<b>AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)</b>		LS	\$ 10,000.00	=	\$ 10,000.00	\$	10,000.00
<b>POND/BMP CERTIFICATION (inc. elevations and volume calculations)</b>		LS	\$ 5,000.00	=	\$ 5,000.00	\$	5,000.00
<b>Total Construction Financial Assurance</b>						\$	<u>2,263,349.78</u>
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
<b>Total Remaining Construction Financial Assurance (with Pre-Plat Construction)</b>						\$	<u>2,263,349.78</u>
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
<b>Total Defect Warranty Financial Assurance</b>						\$	<u>223,647.60</u>
(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