

# 2022 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 11/4/2021

## PROJECT INFORMATION

CROSSROADS MIXED USE FILING NO. 1

5/24/2022

SF 21-029

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	31,209	CY	\$ 3.50	=	\$ 109,231.50		\$ 109,231.50
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.)		AC	\$ 886.00	=	\$ -		\$ -
* Mulching		AC	\$ 831.00	=	\$ -		\$ -
* Permanent Erosion Control Blanket	3,205	SY	\$ 7.00	=	\$ 22,435.00		\$ 22,435.00
* Permanent Pond/BMP Construction		CY	\$ 22.00	=	\$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 87,788.00	=	\$ 87,788.00		\$ 87,788.00
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,625.00	=	\$ 2,625.00		\$ 2,625.00
Silt Fence	424	LF	\$ 3.00	=	\$ 1,272.00		\$ 1,272.00
Temporary Seeding	18	AC	\$ 695.00	=	\$ 12,510.00		\$ 12,510.00
Temporary Mulch	18	AC	\$ 831.00	=	\$ 14,958.00		\$ 14,958.00
Erosion Bales	10	EA	\$ 28.00	=	\$ 280.00		\$ 280.00
Erosion Logs/Straw Wattles		LF	\$ 6.00	=	\$ -		\$ -
Rock Check Dams		EA	\$ 554.00	=	\$ -		\$ -
Inlet Protection	5	EA	\$ 185.00	=	\$ 925.00		\$ 925.00
Sediment Basin	4	EA	\$ 1,952.00	=	\$ 7,808.00		\$ 7,808.00
Concrete Washout Basin	1	EA	\$ 997.00	=	\$ 997.00		\$ 997.00
(insert items not listed but part of construction plans)				=	\$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>					\$ 14,481.25		\$ 14,481.25
<b>Section 1 Subtotal</b>					\$ 275,310.75		\$ 275,310.75
<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>							
<b>ROADWAY IMPROVEMENTS</b>							
Construction Traffic Control	1	LS	\$ 8,000.00	=	\$ 8,000.00		\$ 8,000.00
Aggregate Base Course (135 lbs/cf)	220	Tons	\$ 31.00	=	\$ 6,820.00		\$ 6,820.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 56.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 16.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 21.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 32.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) <u>5" thick</u>	9,858	SY	\$ 25.00	=	\$ 246,450.00		\$ 246,450.00
Raised Median, Paved	9,477	SF	\$ 9.00	=	\$ 85,293.00		\$ 85,293.00
Regulatory Sign/Advisory Sign	33	EA	\$ 333.00	=	\$ 10,989.00		\$ 10,989.00
Guide/Street Name Sign	4	EA	\$ 250.00	=	\$ 1,000.00		\$ 1,000.00
Epoxy Pavement Marking	2,100	SF	\$ 15.00	=	\$ 31,500.00		\$ 31,500.00
Thermoplastic Pavement Marking		SF	\$ 26.00	=	\$ -		\$ -
Barricade - Type 3	2	EA	\$ 221.00	=	\$ 442.00		\$ 442.00
Delineator - Type I		EA	\$ 27.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	3,176	LF	\$ 32.00	=	\$ 101,632.00		\$ 101,632.00
Curb and Gutter, Type B (Median)	1,559	LF	\$ 32.00	=	\$ 49,888.00		\$ 49,888.00
Curb and Gutter, Type C (Ramp)		LF	\$ 32.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 53.00	=	\$ -		\$ -
5" Sidewalk	2,203	SY	\$ 66.00	=	\$ 145,398.00		\$ 145,398.00
6" Sidewalk		SY	\$ 80.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 106.00	=	\$ -		\$ -
Pedestrian Ramp	17	EA	\$ 1,273.00	=	\$ 21,641.00		\$ 21,641.00
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 67.00	=	\$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)	3	EA	\$ 3,400.00	=	\$ 10,200.00		\$ 10,200.00
Curb Chase		EA	\$ 1,639.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 55.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 80.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,324.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,172.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 87.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 89.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 18.00	=	\$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 470,666	=	\$ -		\$ -



**PROJECT INFORMATION**

**CROSSROADS MIXED USE FILING NO. 1**

**5/24/2022**

**SF 21-029**

**Project Name**

**Date**

**PCD File No.**

Description	Quantity	Units	Unit Cost	=	Total	(with Pre-Plat Construction)	
						% Complete	Remaining
LIGHT POLES (RAB: inc luminaire, foundation, pole, etc) <i>[insert items not listed but part of construction plans]</i>	3	EA	\$ 2,500.00	=	\$ 7,500.00		\$ 7,500.00
				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b>							
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe		LF	\$ 70.00	=	\$ -		\$ -
24" Reinforced Concrete Pipe	234	LF	\$ 83.00	=	\$ 19,422.00		\$ 19,422.00
30" Reinforced Concrete Pipe		LF	\$ 104.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 128.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 171.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 209.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 272.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 319.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 368.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 421.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 90.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 103.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 131.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 157.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 180.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 190.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 278.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 300.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 364.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 428.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 492.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 588.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = 18" <i>(unit cost = 0x pipe unit cost)</i>	1	EA	\$ 1,800.00	=	\$ 1,800.00		\$ 1,800.00
Flared End Section (FES) CSP Size = <i>(unit cost = 0x pipe unit cost)</i>		EA		=	\$ -		\$ -
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,138.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,981.00	=	\$ -		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 9,242.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'	1	EA	\$ 8,447.00	=	\$ 8,447.00		\$ 8,447.00
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 8,706.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 10,898.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 10,984.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	2	EA	\$ 11,775.00	=	\$ 23,550.00		\$ 23,550.00
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 12,876.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 11,706.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 12,920.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,138.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,347.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 12,876.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 7,082.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 7.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	192	CY	\$ 70.00	=	\$ 13,440.00		\$ 13,440.00
Rip Rap, Grouted		Tons	\$ 105.00	=	\$ -		\$ -
Drainage Channel Construction, Size ( W x H )		LF	\$ -	=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 631.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 124.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,626.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
ROUNDAABOUT CURB HEAD	92	LF	\$ 15.00	=	\$ 1,380.00		\$ 1,380.00
TRUCK APRON	190	SY	\$ 99.00	=	\$ 18,810.00		\$ 18,810.00
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -



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<b>CROSSROADS MIXED USE FILING NO. 1</b>	<b>5/24/2022</b>	<b>SF 21-029</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)		
					% Complete	Remaining	
<i>* - Subject to defect warranty financial assurance. A minimum of 20% shall</i>				<b>Section 2 Subtotal</b>	<b>= \$ 813,602.00</b>		<b>\$ 813,602.00</b>

**SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)\*\***

APRON C+G	176	LF	\$ 15.00	=	\$ 2,640.00		\$ 2,640.00
CUSTOM MANHOLE	1	EA	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
10' CDOT TYPE R INLET	1	EA	\$ 6,138.00	=	\$ 6,138.00		\$ 6,138.00
15' CDOT TYPE R INLET	1	EA	\$ 10,984.00	=	\$ 10,984.00		\$ 10,984.00
48" RCP	524	LF	\$ 202.00	=	\$ 105,848.00		\$ 105,848.00
24" RCP	55	LF	\$ 81.00	=	\$ 4,455.00		\$ 4,455.00
TYPE 1 MH	5	EA	\$ 12,034.00	=	\$ 405.00		\$ 405.00
24" FES	1	EA	\$ 2,100.00	=	\$ 2,100.00		\$ 2,100.00
18" RCP	122	LF	\$ 45.00	=	\$ 5,490.00		\$ 5,490.00
42" RCP	160	LF	\$ 174.00	=	\$ 27,840.00		\$ 27,840.00
36" RCP	73	LF	\$ 124.00	=	\$ 9,052.00		\$ 9,052.00
30" RCP	26	LF	\$ 100.00	=	\$ 2,600.00		\$ 2,600.00
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"	1,889	LF	\$ 71.00	=	\$ 134,119.00		\$ 134,119.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 83.00	=	\$ -		\$ -
Gate Valves, 8"	11	EA	\$ 2,058.00	=	\$ 22,638.00		\$ 22,638.00
Fire Hydrant Assembly, w/ all valves	1	EA	\$ 7,306.00	=	\$ 7,306.00		\$ 7,306.00
Water Service Line Installation, inc. tap and valves		EA	\$ 1,466.00	=	\$ -		\$ -
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"		LF	\$ 71.00	=	\$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,858.00	=	\$ -		\$ -
Sanitary Service Line Installation, complete		EA	\$ 1,553.00	=	\$ -		\$ -
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	EA	\$ 209,717.00	=	\$ 209,717.00		\$ 209,717.00

PROJECT INFORMATION		
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Project Name	Date	PCD File No.

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						% Complete	Remaining
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
Section 3 Subtotal				=	\$ 556,332.00		\$ 556,332.00
** - Section 3 is not subject to defect warranty requirements							
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00
<b>Total Construction Financial Assurance</b>						<b>\$ 1,648,244.75</b>	
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
<b>Total Remaining Construction Financial Assurance (with Pre-Plat Construction)</b>						<b>\$ 1,648,244.75</b>	
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
<b>Total Defect Warranty Financial Assurance</b>						<b>\$ 206,611.30</b>	
(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 June 8, 2022

Approved by El Paso County Engineer / ECM Administrator

**APPROVED**  
**Engineering Department**  
 06/09/2022 3:05:58 PM  
 dsdnijkamp  
 EPC Planning & Community  
 Development Department