

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

Updated: 12/22/2020

PROJECT INFORMATION		
Urban Collection at Palmer Village	4/22/2021	SF-20-028
Project Name	Date	PCD File No.

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 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	23,000	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.)		AC	\$ 828.00	=	\$ -		\$ -	
* Mulching		AC	\$ 777.00	=	\$ -		\$ -	
* Permanent Erosion Control Blanket		SY	\$ 6.00	=	\$ -		\$ -	
* Permanent Pond/BMP Construction	2,685	CY	\$ 21.00	=	\$ 56,385.00		\$ 56,385.00	
* Permanent Pond/BMP (provide engineer's estimate)		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Vehicle Tracking Control	2	EA	\$ 2,453.00	=	\$ 4,906.00		\$ 4,906.00	
Silt Fence	2,774	LF	\$ 2.60	=	\$ 7,212.40		\$ 7,212.40	
Temporary Seeding	10.83	AC	\$ 650.00	=	\$ 7,039.50		\$ 7,039.50	
Temporary Mulch	10.83	AC	\$ 777.00	=	\$ 8,414.91		\$ 8,414.91	
Erosion Bales	8	EA	\$ 26.00	=	\$ 208.00		\$ 208.00	
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -	
Rock Check Dams		EA	\$ 518.00	=	\$ -		\$ -	
Inlet Protection	14	EA	\$ 173.00	=	\$ 2,422.00		\$ 2,422.00	
Sediment Basin	2	EA	\$ 1,824.00	=	\$ 3,648.00		\$ 3,648.00	
Concrete Washout Basin	1	EA	\$ 932.00	=	\$ 932.00		\$ 932.00	
Outlet Protection	3	EA	\$ 173.00	=	\$ 519.00		\$ 519.00	
Temporary Stock Pile	1	EA	\$ 500.00	=	\$ 500.00		\$ 500.00	
Stabilized Staging Area	2,000	SY	\$ 2.00	=	\$ 4,000.00		\$ 4,000.00	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
				=	\$ -		\$ -	
MAINTENANCE (35% of Construction BMPs)					=	\$ 13,930.63		\$ 13,930.63
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED).								
Section 1 Subtotal					=	\$ 210,117.44		\$ 210,117.44

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)		Tons	\$ 29.00	=	\$ -		\$ -
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) _" thick		Tons	\$ 91.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 8.30	=	\$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 311.00	=	\$ -		\$ -
Guide/Street Name Sign		EA	\$ 100.00	=	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 14.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 24.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 207.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 25.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	162	LF	\$ 31.00	=	\$ 5,022.00		\$ 5,022.00
Curb and Gutter, Type B (Median)		LF	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	89	LF	\$ 31.00	=	\$ 2,759.00		\$ 2,759.00
4" Sidewalk (common areas only)	1,185	SY	\$ 50.00	=	\$ 59,250.00		\$ 59,250.00
5" Sidewalk		SY	\$ 62.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 75.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 99.00	=	\$ -		\$ -
Pedestrian Ramp	8	EA	\$ 1,190.00	=	\$ 9,520.00		\$ 9,520.00
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 63.00	=	\$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)	154	LF	\$ 95.00	=	\$ 14,630.00		\$ 14,630.00
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	=	\$ -		\$ -

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Urban Collection at Palmer Village				4/22/2021		SF-20-028	
Project Name				Date		PCD File No.	

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
Electrical Conduit, Size =		LF	\$ 17.00	=	\$ -		\$ -	
Traffic Signal, complete intersection		EA	\$ 439,875	=	\$ -		\$ -	
				=	\$ -		\$ -	
[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		LF	\$ 67.00	=	\$ -		\$ -	
24" Reinforced Concrete Pipe		LF	\$ 81.00	=	\$ -		\$ -	
30" Reinforced Concrete Pipe		LF	\$ 100.00	=	\$ -		\$ -	
36" Reinforced Concrete Pipe		LF	\$ 124.00	=	\$ -		\$ -	
42" Reinforced Concrete Pipe		LF	\$ 166.00	=	\$ -		\$ -	
48" Reinforced Concrete Pipe		LF	\$ 202.00	=	\$ -		\$ -	
54" Reinforced Concrete Pipe		LF	\$ 254.00	=	\$ -		\$ -	
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 = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$ -		\$ -	
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'		EA	\$ 7,894.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 8,136.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 10,185.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 10,265.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 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'		EA	\$ 5,932.00	=	\$ -		\$ -	
Storm Sewer Manhole, Box Base		EA	\$ 12,034.00	=	\$ -		\$ -	
Storm Sewer Manhole, Slab Base		EA	\$ 6,619.00	=	\$ -		\$ -	
Geotextile (Erosion Control)		SY	\$ 6.20	=	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 83.00	=	\$ -		\$ -	
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]								
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)								
Section 2 Subtotal					=	\$ 106,181.00		\$ 106,181.00

SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
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ROADWAY IMPROVEMENTS							
Asphalt Pavement (4" thick)	8,870	SY	\$ 20.00	=	\$ 177,400.00		\$ 177,400.00
Curb and Gutter, Type A (6" Vertical)	3,425	LF	\$ 31.00	=	\$ 106,175.00		\$ 106,175.00
Curb and Gutter, Type C (Ramp)	80	LF	\$ 31.00	=	\$ 2,480.00		\$ 2,480.00
4" Sidewalk (common areas only)	2,675	SY	\$ 50.00	=	\$ 133,750.00		\$ 133,750.00
Pedestrian Ramp	22	EA	\$ 1,190.00	=	\$ 26,180.00		\$ 26,180.00
Cross Pan, local (8" thick, 6' wide to include return)	220	LF	\$ 63.00	=	\$ 13,860.00		\$ 13,860.00
Regulatory Sign/Advisory Sign	29	EA	\$ 311.00	=	\$ 9,019.00		\$ 9,019.00
Guide/Street Name Sign	28	EA	\$ 100.00	=	\$ 2,800.00		\$ 2,800.00
Barricade - Type 3	2	EA	\$ 207.00	=	\$ 414.00		\$ 414.00

PROJECT INFORMATION

Urban Collection at Palmer Village 4/22/2021 SF-20-028
 Project Name Date PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
Drainage Swale	1,030	LF	\$ 2.00	=	\$ 2,060.00		\$ 2,060.00	
Concrete Swale	4,320	LF	\$ 15.00	=	\$ 64,800.00		\$ 64,800.00	
Landscape Wall (4' max height)	2,445	SF	\$ 40.00	=	\$ 97,800.00		\$ 97,800.00	
Pedestrian Railing	21	LF	\$ 100.00	=	\$ 2,100.00		\$ 2,100.00	
Emergency Access Gates	2	EA	\$ 15,000.00	=	\$ 30,000.00		\$ 30,000.00	
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
18" Reinforced Concrete Pipe	516	LF	\$ 67.00	=	\$ 34,572.00		\$ 34,572.00	
24" Reinforced Concrete Pipe	142	LF	\$ 81.00	=	\$ 11,502.00		\$ 11,502.00	
30" Reinforced Concrete Pipe	1,375	LF	\$ 100.00	=	\$ 137,500.00		\$ 137,500.00	
36" Reinforced Concrete Pipe	136	LF	\$ 124.00	=	\$ 16,864.00		\$ 16,864.00	
Grate Inlet (Type C)		EA	\$ 4,640.00	=	\$ -		\$ -	
Type 16 Inlet, Single	1	EA	\$ 2,000.00	=	\$ 2,000.00		\$ 2,000.00	
Type 16 Inlet, Double	7	EA	\$ 4,250.00	=	\$ 29,750.00		\$ 29,750.00	
Type 16 Inlet, Triple	3	EA	\$ 6,500.00	=	\$ 19,500.00		\$ 19,500.00	
Storm Sewer Manhole, Slab Base	13	EA	\$ 6,395.00	=	\$ 83,135.00		\$ 83,135.00	
Rip Rap, d50 size from 6" to 24"	60	Tons	\$ 80.00	=	\$ 4,800.00		\$ 4,800.00	
WATER SYSTEM IMPROVEMENTS								
Water Main Pipe (PVC), Size 8"	4,085	LF	\$ 66.00	=	\$ 269,610.00		\$ 269,610.00	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	=	\$ -		\$ -	
Gate Valves, 8"	30	EA	\$ 1,923.00	=	\$ 57,690.00		\$ 57,690.00	
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	100	EA	\$ 1,370.00	=	\$ 137,000.00		\$ 137,000.00	
Fire Cistern Installation, complete		EA		=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>								
SANITARY SEWER IMPROVEMENTS								
Sewer Main Pipe (PVC), Size 8"	2,750	LF	\$ 66.00	=	\$ 181,500.00		\$ 181,500.00	
Sanitary Sewer Manhole, Depth < 15 feet	18	EA	\$ 4,540.00	=	\$ 81,720.00		\$ 81,720.00	
Sanitary Service Line Installation, complete	100	EA	\$ 1,451.00	=	\$ 145,100.00		\$ 145,100.00	
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)								
Landscaping Improvements (see attached)	1	LS	\$276,392.13	=	\$ 276,392.13		\$ 276,392.13	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
Section 3 Subtotal					=	\$ 2,198,441.13		\$ 2,198,441.13

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

AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs) LS \$ 5,000.00 = \$ 5,000.00 \$ 5,000.00
 POND/BMP CERTIFICATION (inc. elevations and volume calculations) LS \$ 5,740.00 = \$ 5,740.00 \$ 5,740.00

Total Construction Financial Assurance \$ 2,525,479.57
 (Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) \$ 2,525,479.57
 (Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance \$ 52,513.20
 (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.

Glenn Ellis
 Engineer (P.E. Seal Required)



[Signature]
 Approved by Owner / Applicant

5/7/2021
 Date

Approved by El Paso County Engineer / ECM Administrator

Date

Urban Collection at Palmer Village
ESTIMATE OF PROBABLE CONSTRUCTION COSTS

CLIENT: Richmond American Homes	UNIT PRICE DATE: 2020/21
PROJECT NAME: Urban Collection at Palmer Village (AKA Feathergrass)	DATE: 1/29/2021
LOCATION: Constitution & Hannah Ridge	PREPARER: N.E.S. Inc.
DRAWING REF: PLP	KMM

ITEM	SIZE	QUANTITY	UNIT	UNIT PRICES	TOTAL
Fine Grading					
Fine Grade w/ Amendments		145,375	S.F.	\$0.05	\$7,268.75
				SUBTOTAL	\$7,268.75
Irrigation System (Lump Sum)					
Irrigation		1	L.S.	\$105,648.00	\$105,648.00
				SUBTOTAL	\$105,648.00
Soil Preparation					
Sod/Turf Soil Preparation (3 C.Y./1,000 S.F.)		47,347	S.F.	\$0.20	\$9,469.40
Seed/Plant Bed Soil Preparation (2 C.Y./1,000 S.F.)		98,028	S.F.	\$0.15	\$14,704.20
				SUBTOTAL	\$24,173.60
Lawns, Grasses, and Wildflowers					
Turf - Bluegrass Sod		47,347	S.F.	\$0.50	\$23,673.50
Drought Tol Seed Mix 2		77,882	S.F.	\$0.15	\$11,682.30
Storm Water Seed Mix 3		13,746	S.F.	\$0.18	\$2,474.28
				SUBTOTAL	\$37,830.08
Trees, Plants					
Deciduous Trees	1.5" cal.	94	EA.	\$320.00	\$30,080.00
Ornamental Trees	1.0" cal.	42	EA.	\$240.00	\$10,080.00
Evergreen Trees	6' Ht.	68	EA.	\$380.00	\$25,840.00
Deciduous & Evergreen Shrubs	#5 cont.	320	EA.	\$28.00	\$8,960.00
Ornamental Grasses / Perennials	#1 cont.	320	EA.	\$15.00	\$4,800.00
				SUBTOTAL	\$79,760.00
Ground Cover					
Gorilla Hair Cedar Wood Mulch	3" deep	16,649	S.F.	\$0.20	\$3,329.80
1.5-3" Rock Cobble w/ Geo-Fabric Underlay	3" deep	8,979	S.F.	\$1.10	\$9,876.90
Steel Edging		2,430	L.F.	\$3.50	\$8,505.00
				SUBTOTAL	\$21,711.70
				LANDSCAPE IMPROVEMENTS SUBTOTAL	\$276,392.13
TOTAL ESTIMATED LANDSCAPE COST				GRAND TOTAL	\$276,392.13
LANDSCAPE COST / SF		164,603	S.F.		\$1.68

NOTES:

1. Based on preliminary landscape plans within approved PUD Development Preliminary Plan.
2. Does not include grading and topsoil
3. Irrigation is estimated based on area takeoffs of proposed landscape.
4. Shrub and Perennial count is estimated from shrubs required + remaining perennials needed for live coverage
5. All line items include install costs.