

TO: BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, STATE OF COLORADO

DATE: February 25, 2021

SUBJECT: Preliminary Release of Subdivision Guaranteed Funds.

NAME OF SUBDIVISION: Redtail Ranch Filing No 1  
FILE REFERENCE: SF-18-021

NAME OF DEVELOPER: Ludwig Holdings LLC  
704 Topeka Way  
Castle Rock, CO 80109

ISSUING AGENT: Simmons Bank  
901 N. ASU Boulevard  
Beebe, AR, 72012

TYPE OF SECURITY: Business Check #1011 plus accrued interest

ORIGINAL AMOUNT: \$233,616.45

RELEASE REQUEST AMT: \$139,036.69

COMMISSIONERS:  
Release of subdivision guaranteed funds has been requested as above noted. Work embraced by the request has been inspected, and a release of funds in the amount of \$139,036.69 is hereby recommended. Contingent upon N/A. Supporting data attached hereto.

APPROVED  
Engineering Department  
02/16/2021 11:42:13 AM  
Jennifera  
EPC Planning & Community  
Development Department

Jennifer Irvine, P.E.  
County Engineer

Upon approval, please sign as provided below and authorize the release to the proper audit channel.

RELEASE APPROVED IN THE AMOUNT OF: \$ 139,036.69 plus accrued interest

DATE: 3/2/2021

*Stan VanderWeil*  
CHAIR OF THE  
BOARD OF COUNTY COMMISSIONERS

*Charles R. Riserman*  
ATTEST: COUNTY CLERK AND RECORDER



COPIES: TREASURER FINANCE DEVELOPMENT SERVICES (2) DEVELOPER

Supporting Data for Release of Guarantied Funds

Subdivision: Redtail Ranch Fil No. 1 File Number: SF-18-021

Original Amount \$233,616.49

Date	Release Type / Reason for Release	Release Amount
2/25/2021	Preliminary Release	\$139,036.69

Released to Date	\$139,036.69
Remaining Balance	\$94,579.80

***The release of funds does not imply acceptance. The Developer is responsible to provide a warranty period for the public improvements from the date of the BoCC Preliminary Acceptance.***

LUDWIG HOLDINGS LLC

81-43/829

1011

OPERATING ACCOUNT  
PH. 303-932-7500  
704 TOPEKA WAY  
CASTLE ROCK, CO 80109-1568

DATE Nov 21, 2019



PAY TO THE ORDER OF

El Paso County

\$ 233,616.45

Two hundred thirty-three thousand, six hundred sixteen DOLLARS  
and 45/100

Simmons Bank  
MEMBER FDIC



MEMO SIA - Redtail Ranch #1

[Signature]

⑆08 290043 2⑆ 133091254⑈ 1011

Details on back  
Security features

**Request for Taxpayer  
Identification Number and Certification**

Give form to the requester. Do not send to the IRS.

Print or type  
See Specific Instructions on page 2.

Name (as shown on your income tax return)	
Business name, if different from above <i>Ludwig Holdings, LLC</i>	
Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ ..... <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	
Address (number, street, and apt. or suite no.) <i>704 Topoka Way</i>	Requester's name and address (optional)
City, state, and ZIP code <i>Castle Rock, CO 80109</i>	
List account number(s) here (optional)	

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number : : :
OR
Employer identification number <i>20-4885604</i>

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

**Certification Instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

<b>Sign Here</b>	Signature of U.S. person ▶ <i>[Signature]</i>	Date ▶ <i>11-21-19</i>
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**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Purpose of Form**

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

**SUBDIVISION IMPROVEMENTS AGREEMENT**

THIS AGREEMENT, made between Michael Ludwig, hereinafter called the "Subdivider," and El Paso County by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdivider, as a condition of approval of the final plat of Redtail Ranch Filing No. 1 subdivision wishes to enter into a Subdivision Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

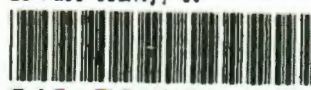
WHEREAS, pursuant to the same authority, the Subdivider is obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Subdivider wishes to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of cash.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider and the County agree as follows:

1. The Subdivider agrees to construct and install, at his sole expense, all of those improvements as set forth on Exhibit A attached hereto. To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM. Security and collateral shall be posted in the form of cash in the amount of \$ 233,616.49
2. Subdivider is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdivider shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Subdivider allows collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on Exhibit A have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by Board of County Commissioners is required.
3. No lots in the subdivision shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the required improvements for the subdivision have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the subdivision may be sold, conveyed or transferred and / or have building permits issued upon receipt of collateral acceptable to the County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements, identified by phase if applicable, in the attached Exhibit A.
4. The Subdivider agrees that all of those certain public improvements to be completed as identified on Exhibit A shall be constructed in compliance with the following:

Chuck Broerman                      El Paso County, CO  
12/06/2019 11:46:35 AM  
Doc \$0.00                              8  
Rec \$0.00                              Pages



219154174

- a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
  - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
5. All improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within 24 (twenty four) months from the date of notice to proceed in the Construction Permit for the Subdivision. If the Subdivider determines that the completion date needs to be extended, the Subdivider shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision may be extended one time, for a period no longer than 6 months at the discretion of the ECM Administrator. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.
6. It is mutually agreed pursuant to the provisions of Section 30-28-137 (3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of this article. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.
7. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed in substantial compliance with specifications it shall furnish the Subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.
8. The Subdivider agrees, and both parties acknowledge that the construction of the improvements identified and guaranteed through this Subdivision Improvements Agreement shall follow the inspection, collateral, and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time, and a 2 year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to



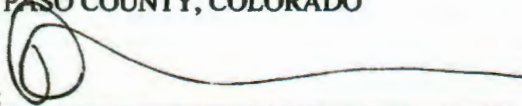
these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.

- 9. The Subdivider agrees to provide the County with a title insurance commitment at time of final platting evidencing that fee simple title of all lands in the subdivision is vested with the subdivider.
- 10. The County agrees to approval of the final plat of Redtail Ranch Filing No. 1 Subdivision subject to the terms and conditions of this Agreement.
- 11. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.
- 12. This Agreement shall take effect on the date of approval of the Final Plat by the Board of County Commissioners.
- 13. The Subdivider agrees for itself and its successors and assigns that Subdivider and/or its said successors and assigns shall be required to pay road impact fees in accordance with the El Paso County Road Impact Fee Program at or prior to the time of building permit submittals.

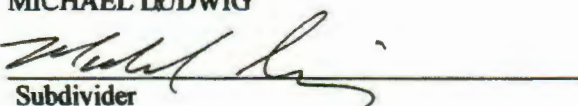
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year below written.

BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO

April 23, 2019  
(Date Final Plat Approved)

By:   
Mark Waller, Chair

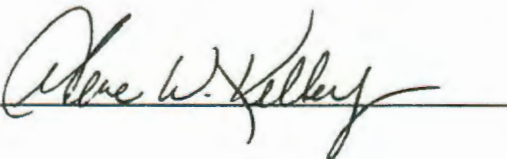
ATTEST:  
  
County Clerk and Recorder

MICHAEL LUDWIG  
  
Subdivider

Subscribed, sworn to and acknowledged before me this 4<sup>th</sup> day of November, 2019,  
by the parties above named.

My commission expires: 01-06-2021

GENE W KELLEY  
Notary Public  
State of Colorado  
Notary ID # 20174000733  
My Commission Expires 01-06-2021





Notary Public

A handwritten signature or set of initials, possibly 'AS', located in the bottom right corner of the page.



# 2019 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 7/16/2019

PROJECT INFORMATION		
REDTAIL RANCH FILING NO. 1	11/20/2019	SF-18-021
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>						
<b>* Earthwork</b>						
less than 1,000; \$5,300 min		CY	\$ 8.00	= \$	-	\$ -
1,000-5,000; \$8,000 min		CY	\$ 8.00	= \$	-	\$ -
5,001-20,000; \$30,000 min	10,000	CY	\$ 5.00	= \$	50,000.00	60.00% \$ 20,000.00
20,001-80,000; \$100,000 min		CY	\$ 3.50	= \$	-	\$ -
80,001-200,000; \$175,000 min		CY	\$ 2.50	= \$	-	\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$	-	\$ -
* Permanent Seeding (inc. nodous weed mgmt.)	5	AC	\$ 600.00	= \$	3,600.00	0.00% \$ 3,600.00
* Mulching	5	AC	\$ 760.00	= \$	3,375.00	0.00% \$ 3,375.00
* Permanent Erosion Control Blanket	9,200	SY	\$ 6.00	= \$	55,200.00	0.00% \$ 55,200.00
* Permanent Pond/BMP Construction	1,200	CY	\$ 20.00	= \$	24,000.00	35.00% \$ 15,600.00
* Permanent Pond/BMP (Siphway)	2	EA	\$ 1,000.00	= \$	2,000.00	0.00% \$ 2,000.00
* Permanent Pond/BMP (Outlet Structure)	2	EA	\$ 5,000.00	= \$	10,000.00	0.00% \$ 10,000.00
Safety Fence		LF	\$ 3.00	= \$	-	\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$	-	\$ -
Vehicle Tracking Control	2	EA	\$ 2,370.00	= \$	4,740.00	100.00% \$ -
Silt Fence	2,060	LF	\$ 2.50	= \$	5,150.00	0.00% \$ 5,150.00
Temporary Seeding	3	AC	\$ 628.00	= \$	2,072.40	0.00% \$ 2,072.40
Temporary Mulch	3	AC	\$ 750.00	= \$	2,475.00	0.00% \$ 2,475.00
Erosion Bales	32	EA	\$ 25.00	= \$	800.00	0.00% \$ 800.00
Erosion Logs/Straw Waddle		LF	\$ 5.00	= \$	-	\$ -
Rock Check Dams	18	EA	\$ 500.00	= \$	9,000.00	0.00% \$ 9,000.00
Inlet Protection	4	EA	\$ 167.00	= \$	668.00	0.00% \$ 668.00
Sediment Basin	2	EA	\$ 1,762.00	= \$	3,524.00	100.00% \$ -
Concrete Washout Basin	1	EA	\$ 900.00	= \$	900.00	\$ 900.00
* Permanent Turf Reinforcement Mat (TRM)	450	SY	\$ 12.00	= \$	5,400.00	\$ 5,400.00
<i>(insert items not listed but part of construction plans)</i>						
<b>MAINTENANCE (35% of Construction BMPs)</b>				= \$	12,155.29	\$ 12,155.29
<b>Section 1 Subtotal</b>				= \$	<b>195,059.69</b>	<b>\$ 148,395.69</b>

\* Subject to 2019 Annual Financial Assurance. A portion of CD - when

obtained until final approval is received. APPROVED BY: PROJECT ENGINEER

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>						
<b>ROADWAY IMPROVEMENTS</b>						
Construction Traffic Control	1	LS	\$ 2,000.00	= \$	2,000.00	75.00% \$ 500.00
Aggregate Base Course (135 lbs/cf)	2,550	Tons	\$ 29.00	= \$	71,400.00	80.00% \$ 14,280.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	= \$	-	\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.00	= \$	-	\$ -
Asphalt Pavement (4" thick)		SY	\$ 19.00	= \$	-	\$ -
Asphalt Pavement (6" thick)		SY	\$ 29.00	= \$	-	\$ -
Asphalt Pavement (147 lbs/cf) <u>3" thick</u>	2,270	Tons	\$ 86.00	= \$	199,760.00	80.00% \$ 39,952.00
Raised Median, Paved		SF	\$ 8.00	= \$	-	\$ -
Regulatory Sign/Advisory Sign	5	EA	\$ 300.00	= \$	1,500.00	0.00% \$ 1,500.00
Guide/Street Name Sign	4	EA	\$ 300.00	= \$	1,200.00	0.00% \$ 1,200.00
Epoxy Pavement Marking		SF	\$ 13.00	= \$	-	\$ -
Thermoplastic Pavement Marking		SF	\$ 23.00	= \$	-	\$ -
Barricade - Type 3		EA	\$ 200.00	= \$	-	\$ -
Delineator - Type I		EA	\$ 24.00	= \$	-	\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 30.00	= \$	-	\$ -
Curb and Gutter, Type B (Median)		LF	\$ 30.00	= \$	-	\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 30.00	= \$	-	\$ -
4" Sidewalk (common areas only)		SY	\$ 48.00	= \$	-	\$ -
5" Sidewalk		SY	\$ 60.00	= \$	-	\$ -
6" Sidewalk		SY	\$ 72.00	= \$	-	\$ -
8" Sidewalk		SY	\$ 96.00	= \$	-	\$ -
Pedestrian Ramp		EA	\$ 1,150.00	= \$	-	\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 81.00	= \$	-	\$ -
Cross Pan, collector (8" thick, 8' wide to include return)		LF	\$ 92.00	= \$	-	\$ -
Curb Chase		EA	\$ 1,480.00	= \$	-	\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	= \$	-	\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00	= \$	-	\$ -
Guardrail End Anchorage		EA	\$ 2,088.00	= \$	-	\$ -
Guardrail Impact Attenuator		EA	\$ 3,767.00	= \$	-	\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	= \$	-	\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	= \$	-	\$ -
Electrical Conduit, Size =		LF	\$ 16.00	= \$	-	\$ -
Traffic Signal, complete intersection		EA	\$ 425,000	= \$	-	\$ -

PROJECT INFORMATION			
REDBTAIL RANCH FILING NO. 1	11/20/2019	SF-18-021	
Project Name	Date	PCD File No.	

Description	Quantity	Units	Unit Cost	Total	(with Pre-Paid Construction)	
					% Complete	Remaining
Overhead Powerpole relocation for MVEA <i>[insert items not listed but part of construction plans]</i>	2	EA	\$ 15,000.00	= \$ 30,000.00	80.00%	\$ 6,000.00
<b>STORM DRAIN IMPROVEMENTS</b>						
Concrete Box Culvert (M Standard), Size ( W x H )		LF	= \$	-		\$ -
18" Reinforced Concrete Pipe	50	LF	\$ 65.00	= \$ 3,250.00	0.00%	\$ 3,250.00
24" Reinforced Concrete Pipe	45	LF	\$ 78.00	= \$ 3,510.00	80.00%	\$ 702.00
30" Reinforced Concrete Pipe	72	LF	\$ 97.00	= \$ 6,984.00	80.00%	\$ 1,396.80
36" Reinforced Concrete Pipe		LF	\$ 120.00	= \$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 180.00	= \$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 195.00	= \$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 245.00	= \$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 288.00	= \$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 332.00	= \$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 390.00	= \$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 84.00	= \$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 98.00	= \$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 122.00	= \$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 147.00	= \$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 168.00	= \$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 178.00	= \$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 260.00	= \$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 260.00	= \$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 340.00	= \$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 400.00	= \$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 460.00	= \$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 550.00	= \$ -		\$ -
Flared End Section (FES) RCP Size = 18" <i>[unit cost = 6x pipe unit cost]</i>	2	EA	\$ 390.00	= \$ 780.00	0.00%	\$ 780.00
Flared End Section (FES) RCP Size = 24" <i>[unit cost = 8x pipe unit cost]</i>	2	EA	\$ 468.00	= \$ 936.00	80.00%	\$ 187.20
Flared End Section (FES) CSP Size = 30" <i>[unit cost = 8x pipe unit cost]</i>	2	EA	\$ 582.00	= \$ 1,164.00	80.00%	\$ 232.80
End Treatment- Headwall		EA	= \$	-		\$ -
End Treatment- Wingwall		EA	= \$	-		\$ -
End Treatment - Cutoff Wall		EA	= \$	-		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,542.00	= \$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,188.00	= \$ -		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,345.00	= \$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,627.00	= \$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 7,861.00	= \$ -		\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 9,841.00	= \$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 9,918.00	= \$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 10,633.00	= \$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 11,827.00	= \$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,570.00	= \$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 11,667.00	= \$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,840.00	= \$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,731.00	= \$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 11,827.00	= \$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 8,395.00	= \$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 8.00	= \$ -		\$ -
Rip Rap, d50 size from 6" to 24"	28	Tons	\$ 80.00	= \$ 2,240.00		\$ 2,240.00
Rip Rap, Grouted		Tons	\$ 95.00	= \$ -		\$ -
Drainage Channel Construction, Size ( W x H )		LF	= \$	-		\$ -
Drainage Channel Lining, Concrete		CY	\$ 570.00	= \$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	= \$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,468.00	= \$ -		\$ -
Drainage Channel Lining, Other Stabilization		= \$	-	= \$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>						
<i>[subject to final quantity final approval. A maximum of 20% shall be retained until final completion. MAXIMUM OF 60% COMPLETE ALLOWED]</i>						
<b>Section 2 Subtotal</b>				<b>= \$ 324,724.00</b>		<b>\$ 72,220.80</b>

PROJECT INFORMATION		
REDDTAIL RANCH FILING NO. 1	11/20/2019	SF-18-021
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	(with Pre-Plat Construction)		
				Total	% 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>			= \$	-		-
			= \$	-		-
			= \$	-		-
			= \$	-		-
			= \$	-		-
			= \$	-		-
			= \$	-		-
<i>(Exception: Permanent Pond/BMP shall be itemized under Section 1)</i>						
<b>WATER SYSTEM IMPROVEMENTS</b>			= \$	-		-
Water Main Pipe (PVC), Size 8"		LF	\$ 64.00	= \$	-	-
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	= \$	-	-
Gate Valves, 8"		EA	\$ 1,858.00	= \$	-	-
Fire Hydrant Assembly, w/ all valves		EA	\$ 6,597.00	= \$	-	-
Water Service Line Installation, inc. tap and valves		EA	\$ 1,324.00	= \$	-	-
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	\$ 64.00	= \$	-	-
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,386.00	= \$	-	-
Sanitary Service Line Installation, complete		EA	\$ 1,402.00	= \$	-	-
Sanitary Sewer Lift Station, complete		EA	= \$	-	-	-
			= \$	-	-	-
<i>(insert items not listed but part of construction plans)</i>						
			= \$	-	-	-
<b>LANDSCAPING IMPROVEMENTS</b>			= \$	-		-
			= \$	-		-
			= \$	-		-
			= \$	-		-
			= \$	-		-
			= \$	-		-
			= \$	-		-
			= \$	-		-
			= \$	-		-
			= \$	-		-
			= \$	-		-
<b>Section 3 Subtotal</b>				<b>=</b>	<b>\$</b>	<b>-</b>

\*\* Section 3 activities include stormwater requirements

PROJECT INFORMATION		
REDBAIT RANCH FILING NO. 1	11/20/2019	SF-18-021
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 1,000.00	= \$ 1,000.00	\$	1,000.00
POND/BMP CERTIFICATION (Inc. elevations and volume calculations)		LS	\$ 2,000.00	= \$ 2,000.00	\$	2,000.00
<b>Total Construction Financial Assurance</b>					\$	<b>522,783.69</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>223,616.49</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>94,579.80</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.

*Me* 11-21-19  
 Engineer (P.E. Seal Required)

*Michael S. King* 11/20/2019  
 Approved by Owner / Applicant Date

**Approved**  
 by Jeff Rice  
 El Paso County Planning and Community Development  
 on behalf of Elizabeth Mikamp, Engineering Review Manager

Approved by El Paso County Engineer / ECM Administrator  
 11/21/2019 12:05:52 PM