

# 2019 Financial Assurance Estimate Form

## (with pre-plat construction)

Updated: 4/18/2019

PROJECT INFORMATION		
4/9/2020	100.045	
<b>Project Name:</b> Creekside at Lorson Ranch Filing No. 1	<b>Date :</b> September 19, 2019	<b>PCD File No.</b> SF 19-013

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		CY	\$ 3.50	= \$ -		\$ -
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	\$ 800.00	= \$ -		\$ -
* Mulching		AC	\$ 750.00	= \$ -		\$ -
* Permanent Erosion Control Blanket		SY	\$ 6.00	= \$ -		\$ -
* Permanent Pond/BMP Construction	3,000	CY	\$ 20.00	= \$ 60,000.00	80.00%	\$ 12,000.00
* Permanent Pond/BMP (Spillway)	2	EA	\$ 10,000.00	= \$ 20,000.00	80.00%	\$ 4,000.00
* Permanent Pond/BMP (Outlet Structure)	3	EA	\$ 15,000.00	= \$ 45,000.00	80.00%	\$ 9,000.00
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Vehicle Tracking Control	3	EA	\$ 2,370.00	= \$ 7,110.00	80.00%	\$ 1,422.00
Silt Fence	200	LF	\$ 2.50	= \$ 500.00		\$ 500.00
Temporary Seeding	10	AC	\$ 628.00	= \$ 6,280.00		\$ 6,280.00
Temporary Mulch	10	AC	\$ 750.00	= \$ 7,500.00		\$ 7,500.00
Erosion Bales	200	EA	\$ 25.00	= \$ 5,000.00		\$ 5,000.00
Erosion Logs/Straw Waddle		LF	\$ 5.00	= \$ -		\$ -
Rock Check Dams		EA	\$ 500.00	= \$ -		\$ -
Inlet Protection	9	EA	\$ 167.00	= \$ 1,503.00		\$ 1,503.00
Sediment Basin		EA	\$ 1,762.00	= \$ -		\$ -
Concrete Washout Basin	1	EA	\$ 900.00	= \$ 900.00		\$ 900.00
[insert items not listed but part of construction plans]				= \$ -		\$ -
				= \$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>				= \$ 10,077.55		\$ 10,077.55
<b>Section 1 Subtotal</b>				= \$ <b>163,870.55</b>		\$ <b>58,182.55</b>

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

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>						
<b>ROADWAY IMPROVEMENTS</b>						
Construction Traffic Control	1	LS	\$ 5,000.00	= \$ 5,000.00	80.00%	\$ 1,000.00
Aggregate Base Course (135 lbs/cf)	8,690	Tons	\$ 28.00	= \$ 243,320.00	80.00%	\$ 48,664.00
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) 4" thick	6,435	Tons	\$ 88.00	= \$ 566,280.00	80.00%	\$ 113,256.00
Raised Median, Paved		SF	\$ 8.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	16	EA	\$ 300.00	= \$ 4,800.00		\$ 4,800.00
Guide/Street Name Sign	24	EA	\$ 200.00	= \$ 4,800.00		\$ 4,800.00
Epoxy Pavement Marking		SF	\$ 13.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 23.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 200.00	= \$ -		\$ -
Delinicator - Type I		EA	\$ 24.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	1,000	LF	\$ 30.00	= \$ 30,000.00	80.00%	\$ 6,000.00
Curb and Gutter, Type B (Median)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)	13,710	LF	\$ 30.00	= \$ 411,300.00	80.00%	\$ 82,260.00
4" Sidewalk (common areas only)		SY	\$ 48.00	= \$ -		\$ -
5" Sidewalk	8,180	SY	\$ 60.00	= \$ 490,800.00		\$ 490,800.00
6" Sidewalk		SY	\$ 72.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 96.00	= \$ -		\$ -
Pedestrian Ramp	30	EA	\$ 1,150.00	= \$ 34,500.00		\$ 34,500.00
Cross Pan, local (8" thick, 6' wide to include return)	240	LF	\$ 61.00	= \$ 14,640.00		\$ 14,640.00
Cross Pan, collector (9" 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	\$ 2,098.00	= \$ -		\$ -
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	\$ 425,000.00	= \$ -		\$ -

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	4/9/2020	100.045
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						% 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	1,226	LF	\$ 65.00	=	\$ 79,690.00	80.00%	\$ 15,938.00
24" Reinforced Concrete Pipe	286	LF	\$ 78.00	=	\$ 22,308.00	80.00%	\$ 4,461.60
30" Reinforced Concrete Pipe		LF	\$ 97.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 120.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 160.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 195.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe	44	LF	\$ 245.00	=	\$ 10,780.00	80.00%	\$ 2,156.00
60" Reinforced Concrete Pipe		LF	\$ 288.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 332.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 380.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 84.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 96.00	=	\$ -		\$ -
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	\$ 280.00	=	\$ -		\$ -
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 = 24" (unit cost = 6x pipe unit cost)	3	EA	\$ 2,000.00	=	\$ 6,000.00	80.00%	\$ 1,200.00
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	\$ -		\$ -
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'	1	EA	\$ 7,188.00	=	\$ 7,188.00	80.00%	\$ 1,437.60
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'	3	EA	\$ 7,861.00	=	\$ 23,583.00	80.00%	\$ 4,716.60
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'	4	EA	\$ 10,633.00	=	\$ 42,532.00	80.00%	\$ 8,506.40
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 11,627.00	=	\$ -		\$ -
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	\$ 4,640.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'	1	EA	\$ 5,731.00	=	\$ 5,731.00	80.00%	\$ 1,146.20
Storm Sewer Manhole, Box Base		EA	\$ 11,627.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base	4	EA	\$ 6,395.00	=	\$ 25,580.00	80.00%	\$ 5,116.00
Geotextile (Erosion Control)		SY	\$ 6.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	100	Tons	\$ 80.00	=	\$ 8,000.00		\$ 8,000.00
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	\$ 1,469.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -

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						% Complete	Remaining	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
				=	\$ -		\$ -	
Section 2 Subtotal					=	\$ 2,036,832.00		\$ 853,398.40

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

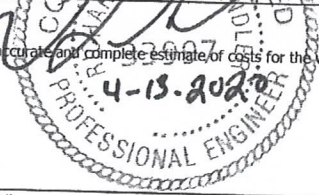
ROADWAY IMPROVEMENTS							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS							
(Exception: Permanent Pond/BMP shall be itemized under Section 1)							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	7,355	LF	\$ 64.00	=	\$ 470,720.00	100.00%	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	=	\$ -		\$ -
Gate Valves, 8"	60	EA	\$ 1,858.00	=	\$ 111,480.00	100.00%	\$ -
Fire Hydrant Assembly, w/ all valves	18	EA	\$ 6,597.00	=	\$ 118,746.00	100.00%	\$ -
Water Service Line Installation, inc. tap and valves	235	EA	\$ 1,324.00	=	\$ 311,140.00	100.00%	\$ -
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	6,400	LF	\$ 64.00	=	\$ 409,600.00	100.00%	\$ -
Sanitary Sewer Manhole, Depth < 15 feet	30	EA	\$ 4,386.00	=	\$ 131,580.00	100.00%	\$ -
Sanitary Service Line Installation, complete	235	EA	\$ 1,402.00	=	\$ 329,470.00	100.00%	\$ -
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
Underdrain	6,400	LF	\$ 15.00	=	\$ 96,000.00	100.00%	\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
LANDSCAPING IMPROVEMENTS							
(For subdivision specific condition of approval, or PUD)							
Landscape Lorson blvd from Jimmy Camp Creek to Stingray Lane	1	EA	\$ 35,000.00	=	\$ 35,000.00		\$ 35,000.00
		EA		=	\$ -		\$ -

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					% Complete	Remaining
		EA	=	\$ -		\$ -
		EA	=	\$ -		\$ -
		EA	=	\$ -		\$ -
<b>Section 3 Subtotal</b>				<b>=</b>	<b>\$ 2,013,736.00</b>	<b>\$ 35,000.00</b>
** - Section 3 is not subject to defect warranty requirements						
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 4,000.00	= \$ 4,000.00		\$ 4,000.00
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>=</b>	<b>\$ 4,220,438.55</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>=</b>	<b>\$ 952,580.95</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>=</b>	<b>\$ 432,366.40</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)

4/13/20

\_\_\_\_\_  
Date

Approved by Owner / Applicant

Approved

By: Elizabeth Nijkamp

Date: 04/13/2020

El Paso County Planning & Community Development

