

2015 Financial Assurance  
Estimate Form (with pre-plat construction)

10/15/2015

|  |           |
|--|-----------|
| <b>Project Information</b>                             |           |
| Creekside at Lorson Ranch Filing No. 1 - Early Grading | 1/18/2019 |
| Project Name   | Date      |

PUD SP 18-005

| Section 1 - Grading and Erosion Control BMPs  | Quantity  | Units | Price    |      | % Complete | Remaining       |
|---|-----------|-------|----------|------|------------|-----------------|
| Earthwork*  | 60,000.00 | CY @  | \$ 5     | = \$ | 300,000.00 | \$ 300,000.00 * |
| Permanent Seeding*  | 30.00     | AC @  | \$ 582   | = \$ | 17,460.00  | \$ 17,460.00 *  |
| Mulching*   | 30.00     | AC @  | \$ 507   | = \$ | 15,210.00  | \$ 15,210.00 *  |
| Permanent Erosion Control Blanket*  | 3,500.00  | SY @  | \$ 6     | = \$ | 21,000.00  | \$ 21,000.00 *  |
| Temporary Erosion Control Blanket   |           | SY @  | \$ 3     | = \$ |            | \$ -            |
| Vehicle Tracking Control  | 3.00      | EA @  | \$ 1,625 | = \$ | 4,875.00   | \$ 4,875.00     |
| Safety Fence  |           | LF @  | \$ 3     | = \$ |            | \$ -            |
| Silt Fence  | 8,280.00  | LF @  | \$ 4     | = \$ | 33,120.00  | \$ 33,120.00    |
| Temporary Seeding   | 9.00      | AC @  | \$ 485   | = \$ | 4,365.00   | \$ 4,365.00     |
| Temporary Mulch   | 9.00      | AC @  | \$ 507   | = \$ | 4,563.00   | \$ 4,563.00     |
| Erosion Bales   | 200.00    | EA @  | \$ 21    | = \$ | 4,200.00   | \$ 4,200.00     |
| Erosion Logs  |           | LF @  | \$ 6     | = \$ |            | \$ -            |
| Rock Ditch Checks   |           | EA @  | \$       | = \$ |            | \$ -            |
| Inlet Protection  |           | EA @  | \$ 153   | = \$ |            | \$ -            |
| Sediment Basin  | 5.00      | EA @  | \$ 1,625 | = \$ | 8,125.00   | \$ 8,125.00     |
| Concrete Washout Basin  | 1.00      | EA @  | \$ 776   | = \$ | 776.00     | \$ 776.00       |
|   |           | @     | \$       | = \$ |            | \$ -            |
| * specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to final acceptance process. |           |       |          |      |            |                 |
| <b>Section 1 Subtotal</b>   |           |       |          | = \$ | 413,694.00 | \$ 413,694.00   |

| Section 2 - Public Improvements**     | Quantity | Units  | Price      |      | % Complete | Remaining |
|---------------------------------------|----------|--------|------------|------|------------|-----------|
| <b>- Roadway Improvements</b>         |          |        |            |      |            |           |
| Construction Traffic Control          |          | LS @   | \$ 5,000   | = \$ |            | \$ - *    |
| Aggregate Base Course                 |          | Tons @ | \$ 18      | = \$ |            | \$ - *    |
| Asphalt Pavement                      |          | Tons @ | \$ 65      | = \$ |            | \$ - *    |
| Raised Median, Paved                  |          | SF @   | \$ 7       | = \$ |            | \$ - *    |
| Electrical Conduit, Size =            |          | LF @   | \$ 14      | = \$ |            | \$ - *    |
| Traffic Signal, complete intersection |          | EA @   | \$ 250,000 | = \$ |            | \$ - *    |
| Regulatory Sign                       |          | EA @   | \$ 100     | = \$ |            | \$ - *    |
| Advisory Sign                         |          | EA @   | \$ 100     | = \$ |            | \$ - *    |
| Guide/Street Name Sign                |          | EA @   | \$ 200     | = \$ |            | \$ - *    |
| Epoxy Pavement Marking                |          | SF @   | \$ 12      | = \$ |            | \$ - *    |
| Thermoplastic Pavement Marking        |          | SF @   | \$ 22      | = \$ |            | \$ - *    |
| Barricade - Type F                    |          | EA @   | \$ 115     | = \$ |            | \$ - *    |
| Delineator (Type I)                   |          | EA @   | \$ 21      | = \$ |            | \$ - *    |
| Curb and Gutter, Type C (Ramp)        |          | LF @   | \$ 21      | = \$ |            | \$ - *    |
| Curb and Gutter, Type A (6" Vertical) |          | LF @   | \$ 16      | = \$ |            | \$ - *    |
| Curb and Gutter, Type B (Median)      |          | LF @   | \$ 13      | = \$ |            | \$ - *    |
| Pedestrian Ramp                       |          | SY @   | \$ 108     | = \$ |            | \$ - *    |

|  |       |    |   |           |   |              |  |            |           |   |
|--|-------|----|---|-----------|---|--------------|--|------------|-----------|---|
| Cross Pan  |       | SY | @ | \$ 53     | = | \$           |  | \$         | -         | * |
| Curb Chase   |       | EA | @ | \$ 1,300  | = | \$           |  | \$         | -         | * |
| Guardrail Type 3 (W-Beam)                              |       | LF | @ | \$ 18     | = | \$           |  | \$         | -         | * |
| Guardrail Type 7 (Concrete)                            |       | LF | @ | \$ 67     | = | \$           |  | \$         | -         | * |
| Guardrail End Anchorage                                |       | EA | @ | \$ 1,978  | = | \$           |  | \$         | -         | * |
| Guardrail Impact Attenuator                            |       | EA | @ | \$ 3,564  | = | \$           |  | \$         | -         | * |
| Sound Barrier Fence                                    |       | LF | @ | \$ 100    | = | \$           |  | \$         | -         | * |
| <b>- Storm Drain Improvements</b>                      |       |    |   |           |   |              |  |            |           |   |
| Concrete Box Culvert (M Standard), Size ( W x H )      |       | LF | @ | \$        | = | \$           |  | \$         | -         | * |
| Reinforced Concrete Pipe (RCP)                         |       | LF | @ | \$ 90     | = | \$           |  | \$         | -         | * |
| 18" Reinforced Concrete Pipe                           |       | LF | @ | \$ 69     | = | \$           |  | \$         | -         | * |
| 24" Reinforced Concrete Pipe                           |       | LF | @ | \$ 84     | = | \$           |  | \$         | -         | * |
| 30" Reinforced Concrete Pipe                           |       | LF | @ | \$ 94     | = | \$           |  | \$         | -         | * |
| 36" Reinforced Concrete Pipe                           |       | LF | @ | \$ 124    | = | \$           |  | \$         | -         | * |
| 42" Reinforced Concrete Pipe                           |       | LF | @ | \$ 134    | = | \$           |  | \$         | -         | * |
| 48" Reinforced Concrete Pipe                           |       | LF | @ | \$ 178    | = | \$           |  | \$         | -         | * |
| 54" Reinforced Concrete Pipe                           | 46.00 | LF | @ | \$ 182    | = | \$ 8,372.00  |  | \$         | 8,372.00  | * |
| 60" Reinforced Concrete Pipe                           |       | LF | @ | \$ 216    | = | \$           |  | \$         | -         | * |
| 66" Reinforced Concrete Pipe                           |       | LF | @ | \$ 263    | = | \$           |  | \$         | -         | * |
| 72" Reinforced Concrete Pipe                           |       | LF | @ | \$ 283    | = | \$           |  | \$         | -         | * |
| Corrugated Steel Pipe (CSP) Size                       |       | LF | @ | \$        | = | \$           |  | \$         | -         | * |
| 18" Corrugated Steel Pipe                              |       | LF | @ | \$ 66     | = | \$           |  | \$         | -         | * |
| 24" Corrugated Steel Pipe                              |       | LF | @ | \$ 96     | = | \$           |  | \$         | -         | * |
| 30" Corrugated Steel Pipe                              |       | LF | @ | \$ 101    | = | \$           |  | \$         | -         | * |
| 36" Corrugated Steel Pipe                              |       | LF | @ | \$ 136    | = | \$           |  | \$         | -         | * |
| 42" Corrugated Steel Pipe                              |       | LF | @ | \$ 147    | = | \$           |  | \$         | -         | * |
| 48" Corrugated Steel Pipe                              |       | LF | @ | \$ 169    | = | \$           |  | \$         | -         | * |
| 54" Corrugated Steel Pipe                              |       | LF | @ | \$ 193    | = | \$           |  | \$         | -         | * |
| 60" Corrugated Steel Pipe                              |       | LF | @ | \$ 227    | = | \$           |  | \$         | -         | * |
| 66" Corrugated Steel Pipe                              |       | LF | @ | \$ 278    | = | \$           |  | \$         | -         | * |
| 72" Corrugated Steel Pipe                              |       | LF | @ | \$ 330    | = | \$           |  | \$         | -         | * |
| 78" Corrugated Steel Pipe                              |       | LF | @ | \$ 381    | = | \$           |  | \$         | -         | * |
| 84" Corrugated Steel Pipe                              |       | LF | @ | \$ 432    | = | \$           |  | \$         | -         | * |
| Flared End Section (FES) RCP †                         |       | EA | @ | \$ 800    | = | \$           |  | \$         | -         | * |
| Flared End Section (FES) CSP †                         |       | EA | @ | \$        | = | \$           |  | \$         | -         | * |
| End Treatment- Headwall                                |       | EA | @ | \$        | = | \$           |  | \$         | -         | * |
| End Treatment- Wingwall                                |       | EA | @ | \$        | = | \$           |  | \$         | -         | * |
| End Treatment - Cutoff Wall                            |       | EA | @ | \$        | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L=5', Depth < 5 feet               |       | EA | @ | \$ 3,791  | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L=5', 5'-10' Depth                 |       | EA | @ | \$ 5,044  | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L =5', 10'-15' Depth               |       | EA | @ | \$ 6,027  | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L =10', Depth < 5 feet             |       | EA | @ | \$ 5,528  | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L =10', 5'-10' Depth               |       | EA | @ | \$ 6,694  | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L =10', 10'-15' Depth              |       | EA | @ | \$ 7,500  | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L =15', Depth < 5 feet             |       | EA | @ | \$ 7,923  | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L =15', 5'-10' Depth               |       | EA | @ | \$ 8,000  | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L =15', 10'-15' Depth              |       | EA | @ | \$ 8,800  | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L =20', Depth < 5 feet             |       | EA | @ | \$ 8,000  | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L =20', 5'-10' Depth               |       | EA | @ | \$ 8,830  | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L = ___', ___' - ___' Depth        |       | EA | @ | \$        | = | \$           |  | \$         | -         | * |
| Curb Inlet (Type R) L = ___', ___' - ___' Depth        |       | EA | @ | \$        | = | \$           |  | \$         | -         | * |
| Grated Inlet (Type C), < 5' deep                       |       | EA | @ | \$ 3,270  | = | \$           |  | \$         | -         | * |
| Grated Inlet (Type D), < 5' deep                       |       | EA | @ | \$ 3,908  | = | \$           |  | \$         | -         | * |
| Storm Sewer Manhole, Box Base, Depth < 15 feet         |       | EA | @ | \$ 8,592  | = | \$           |  | \$         | -         | * |
| Storm Sewer Manhole, Slab Base, Depth < 15 feet        |       | EA | @ | \$ 4,575  | = | \$           |  | \$         | -         | * |
| Geotextile (Erosion Control)                           |       | SY | @ | \$ 5      | = | \$           |  | \$         | -         | * |
| Rip Rap, d50 Size from 6" to 24"                       | 37.00 | CY | @ | \$ 98     | = | \$ 3,626.00  |  | \$         | 3,626.00  | * |
| Rip Rap, Grouted                                       |       | CY | @ | \$ 215    | = | \$           |  | \$         | -         | * |
| Drainage Channel Construction, Size ( W x H )          |       | LF | @ | \$        | = | \$           |  | \$         | -         | * |
| Channel Lining, Concrete                               |       | CY | @ | \$ 450    | = | \$           |  | \$         | -         | * |
| Channel Lining, Rip Rap                                |       | CY | @ | \$ 98     | = | \$           |  | \$         | -         | * |
| Channel Lining, Grass                                  |       | AC | @ | \$ 1,287  | = | \$           |  | \$         | -         | * |
| Channel Lining, Other Stabilization                    |       | SY | @ | \$ 3      | = | \$           |  | \$         | -         | * |
| Detention Outlet Structure                             | 3.00  | EA | @ | \$ 20,000 | = | \$ 60,000.00 |  | \$         | 60,000.00 | * |
| Detention Emergency Spillway                           | 2.00  | EA | @ | \$ 15,000 | = | \$ 30,000.00 |  | \$         | 30,000.00 | * |
| Permanent Water Quality Facility (Describe)            | 3.00  | EA | @ | \$ 25,000 | = | \$ 75,000.00 |  | \$         | 75,000.00 | * |
| * specified items subject to defect warranty financial |       |    |   |           |   |              |  |            |           |   |
| recurrence. A minimum of 20% to be retained up to      |       |    |   |           |   |              |  |            |           |   |
|  |       |    |   |           |   |              |  | 176,998.00 |           |   |

assurance. A minimum of 20% to be retained up to  
final acceptance process. † For flared end sections,  
multiply pipe LF cost by 6

**Section 2 Subtotal**

|    |            |  |               |
|----|------------|--|---------------|
| =  | 176,998.00 |  | 176,998.00 ** |
| \$ |            |  |               |

| Section 3 - Common Development Improvements<br>(Private or District)***   | Quantity | Units | Price                     |   | %<br>Complete | Remaining |
|---|----------|-------|---------------------------|---|---------------|-----------|
| <b>- Roadway Improvements</b>   |          |       |                           |   |               |           |
| (Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County) |          | @     | \$                        | = | \$            | \$ -      |
|   |          | @     | \$                        | = | \$            | \$ -      |
|   |          | @     | \$                        | = | \$            | \$ -      |
| Concrete Sidewalk - 5" THICK  |          | SY    | \$ \$38                   | = | \$            | \$ -      |
|   |          | @     | \$                        | = | \$            | \$ -      |
|   |          | @     | \$                        | = | \$            | \$ -      |
| <b>- Storm Drain Improvements</b>   |          |       |                           |   |               |           |
| (Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County) |          | @     | \$                        | = | \$            | \$ -      |
|   |          | @     | \$                        | = | \$            | \$ -      |
|   |          | @     | \$                        | = | \$            | \$ -      |
|   |          | @     | \$                        | = | \$            | \$ -      |
|   |          | @     | \$                        | = | \$            | \$ -      |
| <b>- Water System Improvements</b>  |          |       |                           |   |               |           |
| Water Main Pipe (PVC), Size 8"  |          | LF @  | \$ \$94                   | = | \$            | \$ -      |
| Water Main Pipe (Ductile Iron), Size 8"   |          | LF @  | \$ \$137                  | = | \$            | \$ -      |
| Gate Valves, 8"   |          | EA @  | \$ \$1,852                | = | \$            | \$ -      |
| Fire Hydrant Assembly w/ all valves   |          | EA @  | \$ \$6,430                | = | \$            | \$ -      |
| Water Service Line Installation, including tap and valves   |          | EA @  | \$ 1,253                  | = | \$            | \$ -      |
| Watermain crossing Marksheffel Road   |          | EA @  | \$ \$120,000              | = | \$            | \$ -      |
| <b>- Sanitary Sewer Improvements</b>  |          |       |                           |   |               |           |
| Sewer Main Pipe (PVC), Size 8"  |          | LF @  | \$ \$94                   | = | \$            | \$ -      |
| Sanitary Sewer Manhole, Depth < 15 feet   |          | EA @  | \$ \$4,575                | = | \$            | \$ -      |
| Sanitary Service Line Installation, complete  |          | EA @  | \$ 1,516                  | = | \$            | \$ -      |
| Sanitary Sewer Lift Station, complete   |          | EA @  | \$                        | = | \$            | \$ -      |
| <b>- Landscaping (If Applicable)</b>  |          |       |                           |   |               |           |
| (List landscaping line items and cost - usually only in case of subdivision specific condition of approval, or PUD)             |          | EA @  | \$                        | = | \$            | \$ -      |
|   |          | EA @  | \$                        | = | \$            | \$ -      |
|   |          | EA @  | \$                        | = | \$            | \$ -      |
|   |          | EA @  | \$                        | = | \$            | \$ -      |
|   |          | EA @  | \$                        | = | \$            | \$ -      |
| ***items in this section are not subject to defect warranty financial assurance   |          |       |                           |   |               |           |
|   |          |       | <b>Section 3 Subtotal</b> | = | \$            |           |

**Financial Assurance Totals**

|   |   |                     |
|---|---|---------------------|
| As-built drawings - (FILL IN IF THERE ARE ANY PUBLICLY-MAINTAINED IMPROVEMENTS) | \$  | \$2,000             |
| ( Inc. survey to verify detention pond volumes.)                                | <b>Total Construction Financial Assurance</b>   | <b>\$592,692.00</b> |
|   | (Sum of all section subtotals)  |                     |
|   | <b>Total Remaining Construction Financial Assurance</b>   | <b>592,692.00</b>   |
|   | (Sum of all section totals less credit for items complete)  |                     |
|   | <b>Total Defect Warranty Financial Assurance</b>  | <b>\$106,133.60</b> |
|   | (20% of all items identified as public improvements(*). 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 approved Construction Drawings associated with the Project.

Engineer

Date



*Jm*

*1/18/19*

Approved by Owner / Applicant

Date

Approved  
by Elizabeth Nijamp  
El Paso County Planning and Community Development  
on behalf of Jennifer Irvine, County Engineer, ECM Administrator



01/29/2019 3:16:48 PM

Approved by El Paso County Engineer / ECM Administrator

Date