

2023 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 12/8/2022

PROJECT INFORMATION		
Sterling Ranch East Filing No. 1	11/1/2022	SF2235
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		CY	\$ 3.50	=	\$ -		\$ -
50,001-200,000; \$175,000 min		CY	\$ 2.50	=	\$ -		\$ -
greater than 200,000; \$500,000 min	330,050	CY	\$ 2.00	=	\$ 660,100.00		\$ 660,100.00
Permanent Erosion Control Blanket		SY	\$ 8.00	=	\$ -		\$ -
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	21.7	AC	\$ 1,875.00	=	\$ 40,687.50		\$ 40,687.50
Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 200,000.00	=	\$ 200,000.00		\$ 200,000.00
Concrete Washout Basin	1	EA	\$ 1,089.00	=	\$ 1,089.00		\$ 1,089.00
Inlet Protection	41	EA	\$ 202.00	=	\$ 8,282.00		\$ 8,282.00
Rock Check Dam		EA	\$ 605.00	=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Sediment Basin	1	EA	\$ 2,132.00	=	\$ 2,132.00		\$ 2,132.00
Sediment Trap		EA	\$ 500.00	=	\$ -		\$ -
Silt Fence	5,700	LF	\$ 3.00	=	\$ 17,100.00		\$ 17,100.00
Slope Drain		LF	\$ 40.00	=	\$ -		\$ -
Straw Bale		EA	\$ 31.00	=	\$ -		\$ -
Straw Wattle/Rock Sock	53	LF	\$ 7.00	=	\$ 371.00		\$ 371.00
Surface Roughening		AC	\$ 250.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Temporary Seeding and Mulching	63.6	AC	\$ 1,666.00	=	\$ 105,957.60		\$ 105,957.60
Vehicle Tracking Control	2	EA	\$ 2,867.00	=	\$ 5,734.00		\$ 5,734.00
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)						\$ 48,851.81	\$ 48,851.81
Section 1 Subtotal					=	\$ 1,090,304.91	\$ 1,090,304.91

SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							

Construction Traffic Control		LS		=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 34.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	9,673.0	CY	\$ 61.00	=	\$ 590,053.00		\$ 590,053.00
Asphalt Pavement (3" thick)		SY	\$ 17.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)	37,410	SY	\$ 23.00	=	\$ 860,430.00		\$ 860,430.00
Asphalt Pavement (6" thick)		SY	\$ 35.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) " thick		Tons	\$ 106.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 10.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	38	EA	\$ 364.00	=	\$ 13,832.00		\$ 13,832.00
Guide/Street Name Sign	17	EA		=	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 16.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 28.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 241.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 29.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	5,263	LF	\$ 35.00	=	\$ 184,205.00		\$ 184,205.00
Curb and Gutter, Type B (Median)		LF	\$ 35.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	15,813	LF	\$ 35.00	=	\$ 553,455.00		\$ 553,455.00
4" Sidewalk (common areas only)	1,581	SY	\$ 58.00	=	\$ 91,698.00		\$ 91,698.00
5" Sidewalk	10,940	SY	\$ 72.00	=	\$ 787,680.00		\$ 787,680.00
6" Sidewalk		SY	\$ 87.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 116.00	=	\$ -		\$ -
Pedestrian Ramp	68	EA	\$ 1,390.00	=	\$ 94,520.00		\$ 94,520.00
Cross Pan, local (8" thick, 6' wide to include return)	742	LF	\$ 73.00	=	\$ 54,166.00		\$ 54,166.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 111.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 1,790.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 60.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 87.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,538.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,556.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 95.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 97.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 20.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -

PROJECT INFORMATION

Sterling Ranch East Filing No. 1

11/1/2022

SF2235

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
STORM DRAIN IMPROVEMENTS								
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$ -		\$ -	
18" Reinforced Concrete Pipe	1,102	LF	\$ 76.00	=	\$ 83,752.00		\$ 83,752.00	
24" Reinforced Concrete Pipe	1,450	LF	\$ 91.00	=	\$ 131,950.00		\$ 131,950.00	
30" Reinforced Concrete Pipe	920	LF	\$ 114.00	=	\$ 104,880.00		\$ 104,880.00	
36" Reinforced Concrete Pipe	1,130	LF	\$ 140.00	=	\$ 158,200.00		\$ 158,200.00	
42" Reinforced Concrete Pipe	2,541	LF	\$ 187.00	=	\$ 475,167.00		\$ 475,167.00	
48" Reinforced Concrete Pipe	629	LF	\$ 228.00	=	\$ 143,412.00		\$ 143,412.00	
54" Reinforced Concrete Pipe	565	LF	\$ 297.00	=	\$ 167,805.00		\$ 167,805.00	
60" Reinforced Concrete Pipe	1,713	LF	\$ 348.00	=	\$ 596,124.00		\$ 596,124.00	
66" Reinforced Concrete Pipe		LF	\$ 402.00	=	\$ -		\$ -	
72" Reinforced Concrete Pipe	609	LF	\$ 460.00	=	\$ 280,140.00		\$ 280,140.00	
18" Corrugated Steel Pipe		LF	\$ 98.00	=	\$ -		\$ -	
24" Corrugated Steel Pipe		LF	\$ 112.00	=	\$ -		\$ -	
30" Corrugated Steel Pipe		LF	\$ 143.00	=	\$ -		\$ -	
36" Corrugated Steel Pipe		LF	\$ 171.00	=	\$ -		\$ -	
42" Corrugated Steel Pipe		LF	\$ 197.00	=	\$ -		\$ -	
48" Corrugated Steel Pipe		LF	\$ 207.00	=	\$ -		\$ -	
54" Corrugated Steel Pipe		LF	\$ 304.00	=	\$ -		\$ -	
60" Corrugated Steel Pipe		LF	\$ 328.00	=	\$ -		\$ -	
66" Corrugated Steel Pipe		LF	\$ 397.00	=	\$ -		\$ -	
72" Corrugated Steel Pipe		LF	\$ 467.00	=	\$ -		\$ -	
78" Corrugated Steel Pipe		LF	\$ 537.00	=	\$ -		\$ -	
84" Corrugated Steel Pipe		LF	\$ 642.00	=	\$ -		\$ -	
Flared End Section (FES) RCP Size = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$ -		\$ -	
Flared End Section (FES) CSP Size = <i>(unit cost = 6x 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	\$ 6,703.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	15	EA	\$ 8,715.00	=	\$ 130,725.00		\$ 130,725.00	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 10,092.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 9,224.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	16	EA	\$ 9,507.00	=	\$ 152,112.00		\$ 152,112.00	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 11,901.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 11,995.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	5	EA	\$ 12,858.00	=	\$ 64,290.00		\$ 64,290.00	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 14,061.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 12,783.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 14,109.00	=	\$ -		\$ -	
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,611.00	=	\$ -		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,931.00	=	\$ -		\$ -	
Storm Sewer Manhole, Box Base	33	EA	\$ 14,061.00	=	\$ 464,013.00		\$ 464,013.00	
Storm Sewer Manhole, Slab Base	18	EA	\$ 7,734.00	=	\$ 139,212.00		\$ 139,212.00	
Geotextile (Erosion Control)		SY	\$ 8.00	=	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 97.00	=	\$ -		\$ -	
Rip Rap, Grouted		Tons	\$ 115.00	=	\$ -		\$ -	
Drainage Channel Construction, Size (W x H)		LF	\$ -	=	\$ -		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 689.00	=	\$ -		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 135.00	=	\$ -		\$ -	
Drainage Channel Lining, Grass		AC	\$ 1,776.00	=	\$ -		\$ -	
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
Section 2 Subtotal					=	\$ 6,321,821.00		\$ 6,321,821.00

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

PROJECT INFORMATION								
Sterling Ranch East Filing No. 1		11/1/2022		SF2235				
Project Name		Date		PCD File No.				
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**								
ROADWAY IMPROVEMENTS								
Geotextile (under riprap)	3,079	SY	\$ 7.00	=	\$ 21,553.00		\$ 21,553.00	
Riprap (Spillway & Pond outfall)	1,775	TONS	\$ 89.00	=	\$ 157,975.00		\$ 157,975.00	
18" RCP Storm	1,021	LF	\$ 70.00	=	\$ 71,470.00		\$ 71,470.00	
24" RCP Storm	24	LF	\$ 83.00	=	\$ 1,992.00		\$ 1,992.00	
30" RCP Storm	70	LF	\$ 104.00	=	\$ 7,280.00		\$ 7,280.00	
36" RCP Storm	247	LF	\$ 128.00	=	\$ 31,616.00		\$ 31,616.00	
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
48" RCP Storm	98	LF	\$ 209.00	=	\$ 20,482.00		\$ 20,482.00	
Type C Inlets	5	EA	\$ 5,138.00	=	\$ 25,690.00		\$ 25,690.00	
Type D Inlets	3	EA	\$ 6,250.00	=	\$ 18,750.00		\$ 18,750.00	
Type I Storm Manhole	1	EA	\$ 12,876.00	=	\$ 12,876.00		\$ 12,876.00	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
WATER SYSTEM IMPROVEMENTS								
Water Main Pipe (PVC), Size 8"	11,138	LF	\$ 78.00	=	\$ 868,764.00		\$ 868,764.00	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 91.00	=	\$ -		\$ -	
Gate Valves, 8"	75	EA	\$ 2,247.00	=	\$ 168,525.00		\$ 168,525.00	
Fire Hydrant Assembly, w/ all valves	23	EA	\$ 7,978.00	=	\$ 183,494.00		\$ 183,494.00	
Water Service Line Installation, inc. tap and valves	294	EA	\$ 1,601.00	=	\$ 470,694.00		\$ 470,694.00	
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"	10,687	LF	\$ 78.00	=	\$ 833,586.00		\$ 833,586.00	
Sanitary Sewer Manhole, Depth < 15 feet	31	EA	\$ 5,305.00	=	\$ 164,455.00		\$ 164,455.00	
Sanitary Service Line Installation, complete	294	EA	\$ 1,696.00	=	\$ 498,624.00		\$ 498,624.00	
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)								
Spilt Rail Fencing	5,052	LF	\$ 25.00	=	\$ 126,300.00		\$ 126,300.00	
Landscaping	600	LF	\$ 50.00	=	\$ 30,000.00		\$ 30,000.00	
Concrete Wall	260	LF	\$ 100.00	=	\$ 26,000.00		\$ 26,000.00	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
Section 3 Subtotal					=	\$ 3,740,126.00		\$ 3,740,126.00

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

PROJECT INFORMATION

Sterling Ranch East Filing No. 1	11/1/2022	SF2235
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	\$ 3,500.00	=	\$ 3,500.00		\$ 3,500.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 1,800.00	=	\$ 1,800.00		\$ 1,800.00
Total Construction Financial Assurance							\$ 11,157,551.91
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)							\$ 11,157,551.91
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance							\$ 1,444,521.70
(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.



Kyle R. Campbell
 Engineer (P.E. Seal Required)

Gilbert LaForce v.p.
 Approved by Owner / Applicant

11/14/2023
 Date

Approved by El Paso County Engineer / ECM Administrator

By: Gilbert LaForce, P.E. Engineering Manager On behalf of the ECM Administrator Date: 01/24/2024 11:33:41 AM El Paso County Department of Public Works	
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