

2022 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 11/4/2021

PROJECT INFORMATION		
The Ridge at Lorson Ranch Fil. No. 1	9/18/2023	
Project Name	Date	PCD File No. 22-004

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	215,000	CY	\$ 2.00	= \$ 500,000.00	100.00%	\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	25	AC	\$ 886.00	= \$ 22,150.00	80.00%	\$ 4,430.00
* Mulching	25	AC	\$ 831.00	= \$ 20,775.00	80.00%	\$ 4,155.00
* Permanent Erosion Control Blanket	45	SY	\$ 7.00	= \$ 315.00	80.00%	\$ 63.00
* Permanent Pond/BMP Construction		CY	\$ 22.00	= \$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 246,655.00	= \$ 246,655.00	80.00%	\$ 49,331.00
(Pond C2.1 outlet/wall, Pond F)		EA		= \$ -		\$ -
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Vehicle Tracking Control	3	EA	\$ 2,625.00	= \$ 7,875.00	80.00%	\$ 1,575.00
Silt Fence	4,800	LF	\$ 3.00	= \$ 14,400.00	80.00%	\$ 2,880.00
Temporary Seeding	65	AC	\$ 695.00	= \$ 45,175.00	80.00%	\$ 9,035.00
Temporary Mulch	65	AC	\$ 831.00	= \$ 54,015.00	80.00%	\$ 10,803.00
Erosion Bales	100	EA	\$ 28.00	= \$ 2,800.00	80.00%	\$ 560.00
Erosion Logs/Straw Wattles	1,000	LF	\$ 6.00	= \$ 6,000.00	80.00%	\$ 1,200.00
Rock Check Dams		EA	\$ 554.00	= \$ -		\$ -
Inlet Protection	4	EA	\$ 185.00	= \$ 740.00		\$ 740.00
Sediment Basin	1	EA	\$ 1,952.00	= \$ 1,952.00		\$ 1,952.00
Concrete Washout Basin	1	EA	\$ 997.00	= \$ 997.00		\$ 997.00
[insert items not listed but part of construction plans]				= \$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				= \$ 46,883.90		\$ 46,883.90
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)				Section 1 Subtotal	= \$ 970,732.90	\$ 134,604.90

SECTION 2 - PUBLIC IMPROVEMENTS *						
ROADWAY IMPROVEMENTS						
Construction Traffic Control	1	LS	\$ 5,000.00	= \$ 5,000.00	80.00%	\$ 1,000.00
Aggregate Base Course (135 lbs/cf)	25,197	Tons	\$ 31.00	= \$ 781,107.00	80.00%	\$ 156,221.40
Aggregate Base Course (135 lbs/cf)		CY	\$ 56.00	= \$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 16.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 21.00	= \$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 32.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) 4" thick	19,215	Tons	\$ 97.00	= \$ 1,863,855.00	80.00%	\$ 372,771.00
Raised Median, Paved		SF	\$ 9.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	41	EA	\$ 333.00	= \$ 13,653.00		\$ 13,653.00
Guide/Street Name Sign	104	EA	\$ 200.00	= \$ 20,800.00		\$ 20,800.00
Epoxy Pavement Marking	4,790	SF	\$ 15.00	= \$ 71,850.00		\$ 71,850.00
Thermoplastic Pavement Marking	630	SF	\$ 26.00	= \$ 16,380.00		\$ 16,380.00
Barricade - Type 3	8	EA	\$ 221.00	= \$ 1,768.00		\$ 1,768.00
Delineator - Type I		EA	\$ 27.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	13,400	LF	\$ 32.00	= \$ 428,800.00	80.00%	\$ 85,760.00
Curb and Gutter, Type B (Median)		LF	\$ 32.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)	28,230	LF	\$ 32.00	= \$ 903,360.00	80.00%	\$ 180,672.00
4" Sidewalk (common areas only)	3,667	SY	\$ 53.00	= \$ 194,351.00		\$ 194,351.00
5" Sidewalk	18,600	SY	\$ 66.00	= \$ 1,227,600.00		\$ 1,227,600.00
6" Sidewalk		SY	\$ 80.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 106.00	= \$ -		\$ -
Pedestrian Ramp	114	EA	\$ 1,273.00	= \$ 145,122.00		\$ 145,122.00
Cross Pan, local (8" thick, 6' wide to include return)	770	LF	\$ 67.00	= \$ 51,590.00	80.00%	\$ 10,318.00
Cross Pan, collector (9" thick, 8' wide to include return)	110	LF	\$ 102.00	= \$ 11,220.00	80.00%	\$ 2,244.00
Curb Chase		EA	\$ 1,639.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 55.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 80.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,324.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,172.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 87.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 89.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 18.00	= \$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 470,666	= \$ -		\$ -

PROJECT INFORMATION

The Ridge at Lorson Ranch Fil. No. 1

9/18/2023

Project Name

Date

PCD File No. 22-004

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
[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	885	LF	\$ 70.00	\$ 61,950.00	80.00%	\$ 12,390.00
24" Reinforced Concrete Pipe	285	LF	\$ 83.00	\$ 23,655.00	80.00%	\$ 4,731.00
30" Reinforced Concrete Pipe	345	LF	\$ 104.00	\$ 35,880.00	80.00%	\$ 7,176.00
36" Reinforced Concrete Pipe	536	LF	\$ 128.00	\$ 68,608.00	80.00%	\$ 13,721.60
42" Reinforced Concrete Pipe	245	LF	\$ 171.00	\$ 41,895.00	80.00%	\$ 8,379.00
48" Reinforced Concrete Pipe	310	LF	\$ 209.00	\$ 64,790.00	80.00%	\$ 12,958.00
54" Reinforced Concrete Pipe		LF	\$ 272.00	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 319.00	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 368.00	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 421.00	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 90.00	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 103.00	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 131.00	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 157.00	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 180.00	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 190.00	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 278.00	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 300.00	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 364.00	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 428.00	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 492.00	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 588.00	\$ -		\$ -
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA		\$ -		\$ -
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	\$ 6,138.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,981.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 9,242.00	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 8,447.00	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	5	EA	\$ 8,706.00	\$ 43,530.00	80.00%	\$ 8,706.00
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,898.00	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 10,984.00	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'	9	EA	\$ 11,775.00	\$ 105,975.00	80.00%	\$ 21,195.00
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,876.00	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 11,706.00	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'	6	EA	\$ 12,920.00	\$ 77,520.00	80.00%	\$ 15,504.00
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,138.00	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,347.00	\$ -		\$ -
Storm Sewer Manhole, Box Base	7	EA	\$ 12,876.00	\$ 90,132.00	80.00%	\$ 18,026.40
Storm Sewer Manhole, Slab Base	10	EA	\$ 7,082.00	\$ 70,820.00	80.00%	\$ 14,164.00
Geotextile (Erosion Control)		SY	\$ 7.00	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 89.00	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 105.00	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF	\$ -	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 631.00	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 124.00	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,626.00	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				\$ -		\$ -
[insert items not listed but part of construction plans]				\$ -		\$ -
Section 2 Subtotal				\$ 6,421,211.00		\$ 2,637,461.40

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Project Name		Date		PCD File No. 22-004			
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							
				=	\$	-	\$ -
				=	\$	-	\$ -
				=	\$	-	\$ -
				=	\$	-	\$ -
				=	\$	-	\$ -
				=	\$	-	\$ -
				=	\$	-	\$ -
				=	\$	-	\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
				=	\$	-	\$ -
				=	\$	-	\$ -
				=	\$	-	\$ -
				=	\$	-	\$ -
				=	\$	-	\$ -
				=	\$	-	\$ -
				=	\$	-	\$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	17,600	LF	\$ 71.00	=	\$	1,249,600.00	100.00% \$ -
Water Main Pipe (Ductile Iron), Size 8"	3,730	LF	\$ 83.00	=	\$	309,590.00	100.00% \$ -
Gate Valves, 8"	77	EA	\$ 2,058.00	=	\$	158,466.00	100.00% \$ -
Fire Hydrant Assembly, w/ all valves	35	EA	\$ 7,306.00	=	\$	255,710.00	100.00% \$ -
Water Service Line Installation, inc. tap and valves	537	EA	\$ 1,466.00	=	\$	787,242.00	100.00% \$ -
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"	18,745	LF	\$ 71.00	=	\$	1,330,895.00	100.00% \$ -
Sanitary Sewer Manhole, Depth < 15 feet	58	EA	\$ 4,858.00	=	\$	281,764.00	100.00% \$ -
Sanitary Service Line Installation, complete	535	EA	\$ 1,553.00	=	\$	830,855.00	100.00% \$ -
Sanitary Sewer Lift Station, complete		EA		=	\$	-	\$ -
4" underdrain	18,745	LF	\$ 25.00	=	\$	468,625.00	100.00% \$ -
				=	\$	-	\$ -
<i>[insert items not listed but part of construction plans]</i>							
				=	\$	-	\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
landscaping improvements	1	LS	\$350,000.00	=	\$	350,000.00	\$ 350,000.00
		EA		=	\$	-	\$ -
		EA		=	\$	-	\$ -
		EA		=	\$	-	\$ -
		EA		=	\$	-	\$ -
		EA		=	\$	-	\$ -
Section 3 Subtotal				=	\$	6,022,747.00	\$ 350,000.00

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

