

# 2024 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 10/2023

PROJECT INFORMATION		
VILLAGES AT STERLING RANCH - FINAL PLAT	1/27/2025	SF-XXXX
Project Name	Date	PCD File No.

**NOTE: REFERENCE EARLY GRADING AND EROSION CONTROL PLAN (PUDSP226) FOR SECTION 1**

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 Erosion Control Blanket		SY	\$ 9.00	=	\$ -		\$ -
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching		AC	\$ 2,018.00	=	\$ -		\$ -
Permanent Turf Reinforcement Mat (TRM)		SY	\$ 15.00	=	\$ -		\$ -
Concrete Washout Basin		EA	\$ 1,172.00	=	\$ -		\$ -
Inlet Protection		EA	\$ 217.00	=	\$ -		\$ -
Rock Check Dam		EA	\$ 651.00	=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Sediment Basin		EA	\$ 2,294.00	=	\$ -		\$ -
Sediment Trap		EA	\$ 538.00	=	\$ -		\$ -
Silt Fence		LF	\$ 3.00	=	\$ -		\$ -
Slope Drain		LF	\$ 43.00	=	\$ -		\$ -
Straw Bale		EA	\$ 33.00	=	\$ -		\$ -
Straw Wattle/Rock Sock		LF	\$ 8.00	=	\$ -		\$ -
Surface Roughening		AC	\$ 269.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Temporary Seeding and Mulching		AC	\$ 1,793.00	=	\$ -		\$ -
Vehicle Tracking Control		EA	\$ 3,085.00	=	\$ -		\$ -
Pond FSD-14B (Bonded for under PCD No. SF2430)		LS	\$ 418,415.80	=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>					=	\$ -	\$ -
<b>Section 1 Subtotal</b>					=	<b>\$ -</b>	<b>\$ -</b>

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

**SECTION 2 - PUBLIC IMPROVEMENTS \***

ROADWAY IMPROVEMENTS							
Construction Traffic Control	1.	LS	\$ 1,000.00	=	\$ 1,000.00		\$ 1,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 37.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	3360.	CY	\$ 66.00	=	\$ 221,760.00		\$ 221,760.00
Asphalt Pavement (3" thick)		SY	\$ 18.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 25.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)	10100.	SY	\$ 38.00	=	\$ 383,800.00		\$ 383,800.00
Asphalt Pavement (147 lbs/cf)    " thick		Tons	\$ 114.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 11.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	8.	EA	\$ 392.00	=	\$ 3,136.00		\$ 3,136.00
Guide/Street Name Sign	30.	EA	\$ 500.00	=	\$ 15,000.00		\$ 15,000.00
Epoxy Pavement Marking		SF	\$ 17.00	=	\$ -		\$ -
Thermoplastic Pavement Marking (Cross walk lines)	2600.	SF	\$ 30.00	=	\$ 78,000.00		\$ 78,000.00
Barricade - Type 3		EA	\$ 259.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	6100.	LF	\$ 38.00	=	\$ 231,800.00		\$ 231,800.00
Curb and Gutter, Type B (Median)		LF	\$ 38.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	2400.	LF	\$ 38.00	=	\$ 91,200.00		\$ 91,200.00
4" Sidewalk (incl. in landscaping in Sec. 3)		SY	\$ 62.00	=	\$ -		\$ -
5" Sidewalk	6610.	SY	\$ 77.00	=	\$ 508,970.00		\$ 508,970.00
6" Sidewalk		SY	\$ 94.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 125.00	=	\$ -		\$ -
Pedestrian Ramp	68.	EA	\$ 1,496.00	=	\$ 101,728.00		\$ 101,728.00
Cross Pan, local (8" thick, 6' wide to include return)	400.	LF	\$ 79.00	=	\$ 31,600.00		\$ 31,600.00
Cross Pan, collector (9" thick, 8' wide to include return)	125.	LF	\$ 119.00	=	\$ 14,875.00		\$ 14,875.00
Curb Opening with Drainage Chase	1.	EA	\$ 1,926.00	=	\$ 1,926.00		\$ 1,926.00
Guardrail Type 3 (W-Beam)		LF	\$ 65.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 94.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,731.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,902.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 102.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 104.00	=	\$ -		\$ -
Electrical Conduit,                   Size =		LF	\$ 22.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -

**PROJECT INFORMATION**

**VILLAGES AT STERLING RANCH - FINAL PLAT**

**1/27/2025**

**SF-XXXX**

**Project Name**

**Date**

**PCD File No.**

**NOTE: REFERENCE EARLY GRADING AND EROSION CONTROL PLAN (PUDSP226) FOR SECTION 1**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b>							
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe	168.	LF	\$ 82.00	=	\$ 13,776.00		\$ 13,776.00
24" Reinforced Concrete Pipe	470.	LF	\$ 98.00	=	\$ 46,060.00		\$ 46,060.00
30" Reinforced Concrete Pipe	340.	LF	\$ 123.00	=	\$ 41,820.00		\$ 41,820.00
36" Reinforced Concrete Pipe	1260.	LF	\$ 151.00	=	\$ 190,260.00		\$ 190,260.00
42" Reinforced Concrete Pipe		LF	\$ 201.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 245.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 320.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 374.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 433.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 495.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 105.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 121.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 154.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 184.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 212.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 223.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 327.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 353.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 427.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 502.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 578.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 691.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = 18" <i>(unit cost = 6x pipe unit cost)</i>		EA	\$ 492.00	=	\$ -		\$ -
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	\$ 7,212.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	4.	EA	\$ 9,377.00	=	\$ 37,508.00		\$ 37,508.00
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 10,859.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 9,925.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	8.	EA	\$ 10,230.00	=	\$ 81,840.00		\$ 81,840.00
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 12,805.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 12,907.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 13,835.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 15,130.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 13,755.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 15,181.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,037.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 7,458.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	7.	EA	\$ 15,130.00	=	\$ 105,910.00		\$ 105,910.00
Storm Sewer Manhole, Slab Base	2.	EA	\$ 8,322.00	=	\$ 16,644.00		\$ 16,644.00
Geotextile (Erosion Control)		SY	\$ 9.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 104.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 124.00	=	\$ -		\$ -
Drainage Channel Construction, Size ( W x H )		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 741.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 145.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,911.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 2,218,613.00</b>	<b>\$ 2,218,613.00</b>

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

**PROJECT INFORMATION**

<b>VILLAGES AT STERLING RANCH - FINAL PLAT</b>	<b>1/27/2025</b>	<b>SF-XXXX</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

**NOTE: REFERENCE EARLY GRADING AND EROSION CONTROL PLAN (PUDSP226) FOR SECTION 1**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>								
<b>ROADWAY IMPROVEMENTS (Private roads in 30' tracts)</b>								
Curb and Gutter, Type A (6" Vertical)	2050.	LF	\$ 38.00	=	\$ 77,900.00		\$ 77,900.00	
Curb and Gutter, Type C (Ramp)	5150.	LF	\$ 38.00	=	\$ 195,700.00		\$ 195,700.00	
Curb and Gutter, 1' Pan adj. to parking stalls (6" Vertical)	2650.	LF	\$ 25.00	=	\$ 66,250.00		\$ 66,250.00	
Pedestrian Ramp	10.	EA	\$ 1,496.00	=	\$ 14,960.00		\$ 14,960.00	
Aggregate Base Course (135 lbs/cf)	2450.	CY	\$ 66.00	=	\$ 161,700.00		\$ 161,700.00	
Asphalt Pavement (6" thick)	7350.	SY	\$ 25.00	=	\$ 183,750.00		\$ 183,750.00	
Epoxy Pavement Marking (Parking stall striping)	1200.	SF	\$ 17.00	=	\$ 20,400.00		\$ 20,400.00	
Regulatory Sign/Advisory Sign (No Parking signs)	40.	EA	\$ 392.00	=	\$ 15,680.00		\$ 15,680.00	
Guide/Street Name Sign	18.	EA	\$ 500.00	=	\$ 9,000.00		\$ 9,000.00	
<b>STORM DRAIN IMPROVEMENTS (Private) (Exception: Permanent Pond/BMP shall be itemized under Section 1)</b>								
12" PVC Pipe	1135.	LF	\$ 40.00	=	\$ 45,400.00		\$ 45,400.00	
18" Reinforced Concrete Pipe	80.	LF	\$ 82.00	=	\$ 6,560.00		\$ 6,560.00	
24" Reinforced Concrete Pipe	265.	LF	\$ 98.00	=	\$ 25,970.00		\$ 25,970.00	
42" Reinforced Concrete Pipe		LF	\$ 201.00	=	\$ -		\$ -	
Area Drain, Depth < 5'	7.	EA	\$ 1,500.00	=	\$ 10,500.00		\$ 10,500.00	
Curb Inlet (Type R) L=5', Depth < 5'	6.	EA	\$ 7,212.00	=	\$ 43,272.00		\$ 43,272.00	
Storm Sewer Manhole, Slab Base		EA	\$ 5,000.00	=	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 104.00	=	\$ -		\$ -	
				=	\$ -		\$ -	
<b>WATER SYSTEM IMPROVEMENTS</b>								
Water Main Pipe (PVC), Size 8"	9650.	LF	\$ 84.00	=	\$ 810,600.00		\$ 810,600.00	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 98.00	=	\$ -		\$ -	
Gate Valves, 8"		EA	\$ 2,418.00	=	\$ -		\$ -	
Fire Hydrant Assembly, w/ all valves	17.	EA	\$ 8,584.00	=	\$ 145,928.00		\$ 145,928.00	
Water Service Line Installation, inc. tap and valves	227.	EA	\$ 1,723.00	=	\$ 391,121.00		\$ 391,121.00	
Fire Cistern Installation, complete		EA		=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>SANITARY SEWER IMPROVEMENTS (For subdivision specific condition of approval, or PUD)</b>								
Sewer Main Pipe (PVC), Size 8"	6650.	LF	\$ 84.00	=	\$ 558,600.00		\$ 558,600.00	
Sewer Main Pipe (PVC), Size 12"		LF	\$ 110.00	=	\$ -		\$ -	
Sanitary Sewer Manhole, Depth < 15 feet	25.	EA	\$ 5,708.00	=	\$ 142,700.00		\$ 142,700.00	
Sanitary Service Line Installation, complete	227.	EA	\$ 1,825.00	=	\$ 414,275.00		\$ 414,275.00	
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)</b>								
Slot Wall along Briargate Parkway	1425.	LF	\$ 90.00	=	\$ 128,250.00		\$ 128,250.00	
3-Rail Fencing		LF	\$ 35.00	=	\$ -		\$ -	
Landscape in Open Space Tracts	365900.	SF	\$ 3.50	=	\$ 1,280,650.00		\$ 1,280,650.00	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
<b>** - Section 3 is not subject to defect warranty requirements</b>					<b>Section 3 Subtotal</b>	<b>=</b>	<b>\$ 4,749,166.00</b>	<b>\$ 4,749,166.00</b>

**PROJECT INFORMATION**

<b>VILLAGES AT STERLING RANCH - FINAL PLAT</b>	<b>1/27/2025</b>	<b>SF-XXXX</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

**NOTE: REFERENCE EARLY GRADING AND EROSION CONTROL PLAN (PUDSP226) FOR SECTION 1**

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)				= \$ -		\$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		= \$ -		\$ -
<b>Total Construction Financial Assurance</b>						<b>\$ 6,967,779.00</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>\$ 6,967,779.00</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>\$ 443,722.60</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)

\_\_\_\_\_  
 Approved by Owner / Applicant

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Approved by El Paso County Engineer / ECM Administrator

\_\_\_\_\_  
 Date