

2025 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 11/2024

PROJECT INFORMATION			
VILLAGES AT STERLING RANCH	5/28/2025	SF2439	
Project Name	Date	PCD File No.	

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

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	\$ 10.00	=	\$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 7.50	=	\$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 6.50	=	\$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 4.50	=	\$ -		\$ -
50,001-200,000; \$175,000 min		CY	\$ 3.00	=	\$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.50	=	\$ -		\$ -
Permanent Erosion Control Blanket		SY	\$ 9.50	=	\$ -		\$ -
Permanent Seeding (inc. noxious weed mgmt.) & Mulching		AC	\$ 2,169.00	=	\$ -		\$ -
Concrete Washout Basin		EA	\$ 1,260.00	=	\$ -		\$ -
Inlet Protection	25.	EA	\$ 233.00	=	\$ 5,825.00		\$ 5,825.00
Rock Check Dam		EA	\$ 700.00	=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Sediment Basin		EA	\$ 2,466.00	=	\$ -		\$ -
Sediment Trap		EA	\$ 578.00	=	\$ -		\$ -
Silt Fence		LF	\$ 4.00	=	\$ -		\$ -
Slope Drain		LF	\$ 46.00	=	\$ -		\$ -
Straw Bale		EA	\$ 35.00	=	\$ -		\$ -
Straw Wattle/Rock Sock	620.	LF	\$ 9.00	=	\$ 5,580.00		\$ 5,580.00
Surface Roughening		AC	\$ 289.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 4.00	=	\$ -		\$ -
Temporary Seeding and Mulching		AC	\$ 1,927.00	=	\$ -		\$ -
Vehicle Tracking Control		EA	\$ 3,316.00	=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)					\$ 3,991.75		\$ 3,991.75
Section 1 Subtotal					\$ 15,396.75		\$ 15,396.75

* - 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	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 40.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf) (8" base)	3550.	CY	\$ 71.00	=	\$ 252,050.00		\$ 252,050.00
Asphalt Pavement (3" thick)		SY	\$ 19.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 27.00	=	\$ -		\$ -
Asphalt Pavement (6" thick) (Public ROW only)	15925.	SY	\$ 41.00	=	\$ 652,925.00		\$ 652,925.00
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 123.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 12.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	8.	EA	\$ 421.00	=	\$ 3,368.00		\$ 3,368.00
Guide/Street Name Sign	38.	EA		=	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 18.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 32.00	=	\$ -		\$ -
Barricade - Type 3	4.	EA	\$ 278.00	=	\$ 1,112.00		\$ 1,112.00
Delineator - Type I		EA	\$ 33.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	8025.	LF	\$ 41.00	=	\$ 329,025.00		\$ 329,025.00
Curb and Gutter, Type B (Median)		LF	\$ 41.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	2400.	LF	\$ 41.00	=	\$ 98,400.00		\$ 98,400.00
4" Sidewalk (common areas only)		SY	\$ 67.00	=	\$ -		\$ -
5" Sidewalk	6610.	SY	\$ 83.00	=	\$ 548,630.00		\$ 548,630.00
6" Sidewalk		SY	\$ 101.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 134.00	=	\$ -		\$ -
Pedestrian Ramp	68.	EA	\$ 1,608.00	=	\$ 109,344.00		\$ 109,344.00
Cross Pan, local (8" thick, 6' wide to include return)	325.	LF	\$ 85.00	=	\$ 27,625.00		\$ 27,625.00
Cross Pan, collector (9" thick, 8' wide to include return)	125.	LF	\$ 128.00	=	\$ 16,000.00		\$ 16,000.00
Curb Opening with Drainage Chase	1.	EA	\$ 2,070.00	=	\$ 2,070.00		\$ 2,070.00
Guardrail Type 3 (W-Beam)		LF	\$ 70.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 101.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,936.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 5,270.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 110.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 112.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 24.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -
Survey Monumentation		EA	\$ 1,200.00	=	\$ -		\$ -

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Project Name	Date	PCD File No.	

NOTE: REFERENCE EARLY GRADING & 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>				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS							
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe	168.	LF	\$ 88.00	=	\$ 14,784.00		\$ 14,784.00
24" Reinforced Concrete Pipe	700.	LF	\$ 105.00	=	\$ 73,500.00		\$ 73,500.00
30" Reinforced Concrete Pipe	340.	LF	\$ 132.00	=	\$ 44,880.00		\$ 44,880.00
36" Reinforced Concrete Pipe	920.	LF	\$ 162.00	=	\$ 149,040.00		\$ 149,040.00
42" Reinforced Concrete Pipe		LF	\$ 216.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 263.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 344.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 402.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 465.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 532.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 113.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 130.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 166.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 198.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 228.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 240.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 379.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 459.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 540.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 621.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 743.00	=	\$ -		\$ -
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	\$ 7,753.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	6.	EA	\$ 10,800.00	=	\$ 64,800.00		\$ 64,800.00
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 11,673.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 10,669.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	6.	EA	\$ 10,997.00	=	\$ 65,982.00		\$ 65,982.00
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 13,765.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 13,875.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 14,873.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 16,265.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 14,787.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 16,320.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,490.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 8,017.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	7.	EA	\$ 16,265.00	=	\$ 113,855.00		\$ 113,855.00
Storm Sewer Manhole, Slab Base	3.	EA	\$ 8,946.00	=	\$ 26,838.00		\$ 26,838.00
Geotextile (Erosion Control)		SY	\$ 11.50	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 112.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 133.00	=	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 797.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 156.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 2,054.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
Section 2 Subtotal				=	\$ 2,599,228.00		\$ 2,599,228.00

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

PROJECT INFORMATION							
VILLAGES AT STERLING RANCH		5/28/2025				SF2439	
Project Name		Date				PCD File No.	
NOTE: REFERENCE EARLY GRADING & EROSION CONTROL PLAN (PUDSP226) FOR SECTION 1							
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 (private roads within tracts)							
Curb and Gutter, Type A (6" Vertical)	2690.	LF	\$ 41.00	=	\$ 110,290.00		\$ 110,290.00
Curb and Gutter, Type C (Ramp)	5280.	LF	\$ 41.00	=	\$ 216,480.00		\$ 216,480.00
Curb and Gutter, Type B (6" Vertical)	2150.	LF	\$ 25.00	=	\$ 53,750.00		\$ 53,750.00
4'-6" Concrete crosspans	830.	LF	\$ 75.00	=	\$ 62,250.00		\$ 62,250.00
Pedestrian Ramp	9.	EA	\$ 1,608.00	=	\$ 14,472.00		\$ 14,472.00
Aggregate Base Course (135 lbs/cf)	2490.	CY	\$ 71.00		\$ 176,790.00		\$ 176,790.00
Asphalt Pavement (6" thick)	14940.	SY	\$ 41.00		\$ 612,540.00		\$ 612,540.00
Epoxy Pavement Marking (Parking stall striping)	1350.	SF	\$ 18.00	=	\$ 24,300.00		\$ 24,300.00
Regulatory Sign/Advisory Sign (No Parking/SL signs)	50.	EA	\$ 421.00	=	\$ 21,050.00		\$ 21,050.00
Guide/Street Name Sign	22.	EA	\$ 500.00	=	\$ 11,000.00		\$ 11,000.00
STORM DRAIN IMPROVEMENTS (private storm within tracts)							
12" PVC Pipe	1180.	LF	\$ 40.00	=	\$ 47,200.00		\$ 47,200.00
18" Reinforced Concrete Pipe	80.	LF	\$ 88.00	=	\$ 7,040.00		\$ 7,040.00
24" Reinforced Concrete Pipe	50.	LF	\$ 105.00	=	\$ 5,250.00		\$ 5,250.00
42" Reinforced Concrete Pipe		LF	\$ 216.00	=	\$ -		\$ -
Area Drain, Depth < 5'	9.	EA	\$ 1,500.00	=	\$ 13,500.00		\$ 13,500.00
Curb Inlet (Type R) L=5', Depth < 5'	6.	EA	\$ 10,800.00	=	\$ 64,800.00		\$ 64,800.00
Storm Sewer Manhole, Slab Base		EA	\$ 8,946.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 112.00	=	\$ -		\$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	9650.	LF	\$ 90.00	=	\$ 868,500.00		\$ 868,500.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	=	\$ -		\$ -
Gate Valves, 8"		EA	\$ 2,599.00	=	\$ -		\$ -
Fire Hydrant Assembly, w/ all valves	17.	EA	\$ 9,228.00	=	\$ 156,876.00		\$ 156,876.00
Water Service Line Installation, inc. tap and valves	227.	EA	\$ 1,852.00	=	\$ 420,404.00		\$ 420,404.00
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	6650.	LF	\$ 90.00	=	\$ 598,500.00		\$ 598,500.00
Sanitary Sewer Manhole, Depth < 15 feet	25.	EA	\$ 6,136.00	=	\$ 153,400.00		\$ 153,400.00
Sanitary Service Line Installation, complete	227.	EA	\$ 1,962.00	=	\$ 445,374.00		\$ 445,374.00
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
Slot Wall along Briargate Pkwy.	1425.	LF	\$ 90.00	=	\$ 128,250.00		\$ 128,250.00
3-Rail Fencing		EA	\$ 35.00	=	\$ -		\$ -
Landscape in all Open Space Tracts	365900.	EA	\$ 3.50	=	\$ 1,280,650.00		\$ 1,280,650.00
		EA	\$ 3.50	=	\$ -		\$ -
		EA	\$ 5.00	=	\$ -		\$ -
Section 3 Subtotal				=	\$ 5,492,666.00		\$ 5,492,666.00
** - Section 3 is not subject to defect warranty requirements							

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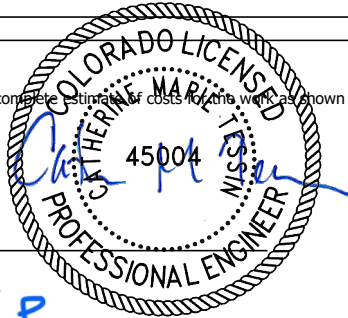
PROJECT INFORMATION		
VILLAGES AT STERLING RANCH	5/28/2025	SF2439
Project Name	Date	PCD File No.

NOTE: REFERENCE EARLY GRADING & 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)			\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		=	\$ -		\$ -
Total Construction Financial Assurance							\$ 8,112,290.75
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)							\$ 8,112,290.75
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance							\$ 519,845.60
(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

6/18/2025

Approved by El Paso County Engineer / ECM Administrator

Date