

2021 Financial Assurance Estimate Form
(with pre-plate construction)

Updated: 12/22/2020

PROJECT INFORMATION		
Solace Apartments Filing No. 1	11/11/2021	2000-5174.00
Project Name	Date	PCD File No. SF-20-032/PPR2047

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	54,415	CY	\$ 2.50	= \$ 175,000.00		\$ 175,000.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	14.8	AC	\$ 828.00	= \$ 12,254.40		\$ 12,254.40
* Mulching	14.8	AC	\$ 777.00	= \$ 11,499.60		\$ 11,499.60
* Permanent Erosion Control Blanket		SY	\$ 6.00	= \$ -		\$ -
* Permanent Pond/BMP Construction	3,682	CY	\$ 21.00	= \$ 77,322.00		\$ 77,322.00
* Permanent Pond/BMP (provide engineer's estimate)	2	EA	\$ 32,500.00	= \$ 65,000.00		\$ 65,000.00
		EA		= \$ -		\$ -
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,453.00	= \$ 2,453.00		\$ 2,453.00
Silt Fence	2,309	LF	\$ 2.60	= \$ 6,003.40		\$ 6,003.40
Temporary Seeding	14.8	AC	\$ 650.00	= \$ 9,620.00		\$ 9,620.00
Temporary Mulch	14.8	AC	\$ 777.00	= \$ 11,499.60		\$ 11,499.60
Erosion Bales		EA	\$ 26.00	= \$ -		\$ -
Erosion Logs/Straw Waddle		LF	\$ 5.00	= \$ -		\$ -
Rock Check Dams	8	EA	\$ 518.00	= \$ 4,144.00		\$ 4,144.00
Inlet Protection	25	EA	\$ 173.00	= \$ 4,325.00		\$ 4,325.00
Sediment Basin	2	EA	\$ 1,824.00	= \$ 3,648.00		\$ 3,648.00
Concrete Washout Basin	1	EA	\$ 932.00	= \$ 932.00		\$ 932.00
				= \$ -		\$ -
<i>(insert items not listed but part of construction plans)</i>						
				= \$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				= \$ 14,918.75		\$ 14,918.75
Section 1 Subtotal				= \$ 398,619.75		\$ 398,619.75

* - 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		LS		= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 29.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)	1,314	CY	\$ 52.00	= \$ 68,328.00		\$ 68,328.00
Asphalt Pavement (3" thick)		SY	\$ 14.50	= \$ -		\$ -
Asphalt Pavement (4" thick)	657	SY	\$ 20.00	= \$ 13,140.00		\$ 13,140.00
Asphalt Pavement (6" thick)		SY	\$ 30.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) " thick		Tons	\$ 91.00	= \$ -		\$ -
Raised Median, Paved		SF	\$ 8.30	= \$ -		\$ -
Regulatory Sign/Advisory Sign	4	EA	\$ 311.00	= \$ 1,244.00		\$ 1,244.00
Guide/Street Name Sign	6	EA	\$ 300.00	= \$ 1,800.00		\$ 1,800.00
Epoxy Pavement Marking	2,572	SF	\$ 14.00	= \$ 36,008.00		\$ 36,008.00
Thermoplastic Pavement Marking	120	SF	\$ 24.00	= \$ 2,880.00		\$ 2,880.00
Barricade - Type 3		EA	\$ 207.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 25.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	2,524	LF	\$ 31.00	= \$ 78,244.00		\$ 78,244.00
Curb and Gutter, Type B (Median)		LF	\$ 31.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)	97	LF	\$ 31.00	= \$ 3,007.00		\$ 3,007.00
4" Sidewalk (common areas only)		SY	\$ 50.00	= \$ -		\$ -
5" Sidewalk		SY	\$ 62.00	= \$ -		\$ -
6" Sidewalk	920	SY	\$ 75.00	= \$ 69,000.00		\$ 69,000.00
8" Sidewalk		SY	\$ 99.00	= \$ -		\$ -
Pedestrian Ramp	6	EA	\$ 1,190.00	= \$ 7,140.00		\$ 7,140.00
Cross Pan, local (8" thick, 6' wide to include return)	148	LF	\$ 63.00	= \$ 9,324.00		\$ 9,324.00
Cross Pan, collector (9" thick, 8' wide to include return)	110	LF	\$ 95.00	= \$ 10,450.00		\$ 10,450.00
Curb Chase		EA	\$ 1,532.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)	50	LF	\$ 51.00	= \$ 2,550.00		\$ 2,550.00
Guardrail Type 7 (Concrete)		LF	\$ 75.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,172.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,899.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 83.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 17.00	= \$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 439,875	= \$ -		\$ -

PROJECT INFORMATION

Solace Apartments Filing No. 1

11/11/2021

2000-5174.00

Project Name

Date

PCD File No. SF-20-032/PPR2047

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
0" C&G	50	LF	\$ 30.00	=	\$ 1,500.00		\$ 1,500.00
Concrete Paving	109	SY	\$ 75.00	=	\$ 8,175.00		\$ 8,175.00
STORM DRAIN IMPROVEMENTS							
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe	93	LF	\$ 67.00	=	\$ 6,231.00		\$ 6,231.00
24" Reinforced Concrete Pipe	41	LF	\$ 81.00	=	\$ 3,321.00		\$ 3,321.00
30" Reinforced Concrete Pipe		LF	\$ 100.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe	188	LF	\$ 124.00	=	\$ 23,312.00		\$ 23,312.00
42" Reinforced Concrete Pipe	31	LF	\$ 166.00	=	\$ 5,146.00		\$ 5,146.00
48" Reinforced Concrete Pipe		LF	\$ 202.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 254.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 298.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 344.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 393.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 87.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 99.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 126.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 152.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 174.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 184.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 269.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 290.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 414.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 476.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 569.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$ -		\$ -
Flared End Section (FES) CSP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$ -		\$ -
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5' Depth < 5'	1	EA	\$ 5,736.00	=	\$ 5,736.00		\$ 5,736.00
Curb Inlet (Type R) L=5' 5' ≤ Depth < 10'	1	EA	\$ 7,440.00	=	\$ 7,440.00		\$ 7,440.00
Curb Inlet (Type R) L=5' 10' ≤ Depth < 15'		EA	\$ 8,637.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10' Depth < 5'	1	EA	\$ 7,894.00	=	\$ 7,894.00		\$ 7,894.00
Curb Inlet (Type R) L=10' 5' ≤ Depth < 10'		EA	\$ 8,136.00	=	\$ 24,408.00		\$ 24,408.00
Curb Inlet (Type R) L=10' 10' ≤ Depth < 15'		EA	\$ 10,185.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15' Depth < 5'	1	EA	\$ 10,265.00	=	\$ 10,265.00		\$ 10,265.00
Curb Inlet (Type R) L=15' 5' ≤ Depth < 10'	1	EA	\$ 11,005.00	=	\$ 11,005.00		\$ 11,005.00
Curb Inlet (Type R) L=15' 10' ≤ Depth < 15'		EA	\$ 12,034.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20' Depth < 5'		EA	\$ 10,940.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20' 5' ≤ Depth < 10'		EA	\$ 12,075.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,802.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,932.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	2	EA	\$ 12,034.00	=	\$ 24,068.00		\$ 24,068.00
Storm Sewer Manhole, Slab Base		EA	\$ 6,619.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 6.20	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 83.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 98.00	=	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 590.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 116.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,520.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
LOMR	1	LS	\$ 20,000.00	=	\$ 20,000.00		\$ 20,000.00
<small>[insert items not listed but part of construction plans]</small>				=	\$ -		\$ -
<small>* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)</small>							
Section 2 Subtotal					\$ 461,616.00		\$ 461,616.00

PROJECT INFORMATION

Solace Apartments Filing No. 1	11/11/2021	2000-5174.00
Project Name	Date	PCD File No. SF-20-032/PPR2047

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							
Aggregate Base Course (135 lbs/cf)	4,967	CY	\$ 50.00	=	\$ 248,350.00		\$ 248,350.00
Asphalt Pavement (4" thick)	22,350	SY	\$ 19.00	=	\$ 424,650.00		\$ 424,650.00
Regulatory Sign/Advisory Sign	7	EA	\$ 300.00	=	\$ 2,100.00		\$ 2,100.00
Guide/Street Name Sign	12	EA	\$ 300.00	=	\$ 3,600.00		\$ 3,600.00
Curb and Gutter, Type A (6" Vertical)	8,609	LF	\$ 30.00	=	\$ 258,270.00		\$ 258,270.00
6" Sidewalk	3,655	SY	\$ 72.00	=	\$ 263,160.00		\$ 263,160.00
Pedestrian Ramp	42	EA	\$ 1,150.00		\$ 48,300.00		\$ 48,300.00
Concrete Paving					\$ -		\$ -
STORM DRAIN IMPROVEMENTS (Excaption Pemanent Pond/BMP shall be itemized under Section 1)							
18" Reinforced Concrete Pipe	1,254	LF	\$ 65.00	=	\$ 81,510.00		\$ 81,510.00
24" Reinforced Concrete Pipe	763	LF	\$ 78.00	=	\$ 59,514.00		\$ 59,514.00
30" Reinforced Concrete Pipe	464	LF	\$ 97.00	=	\$ 45,008.00		\$ 45,008.00
36" Reinforced Concrete Pipe	327	LF	\$ 120.00	=	\$ 39,240.00		\$ 39,240.00
42" Reinforced Concrete Pipe	44	LF	\$ 160.00	=	\$ 7,040.00		\$ 7,040.00
Flared End Section (FES) RCP Size = 18"	2	EA	\$ 390.00		\$ 780.00		\$ 780.00
Flared End Section (FES) RCP Size = 24"	1	EA	\$ 468.00		\$ 468.00		\$ 468.00
Curb Inlet (Type R) L=5' Depth < 5'	5	EA	\$ 5,542.00		\$ 27,710.00		\$ 27,710.00
Curb Inlet (Type R) L=5' 5' ≤ Depth < 10'	3	EA	\$ 7,188.00		\$ 21,564.00		\$ 21,564.00
Grated Inlet (Type 13 Valley)	7	EA	\$ 4,640.00		\$ 32,480.00		\$ 32,480.00
Storm Sewer Manhole, Box Base	3	EA	\$ 11,627.00		\$ 34,881.00		\$ 34,881.00
Storm Sewer Manhole, Slab Base	18	EA	\$ 6,395.00		\$ 115,110.00		\$ 115,110.00
Drainage Channel Lining, Concrete	971	CY	\$ 570.00		\$ 553,470.00		\$ 553,470.00
Drainage Channel Lining, Rip Rap	198	CY	\$ 112.00		\$ 22,176.00		\$ 22,176.00
Drainage Channel Lining, Grass	0.40	AC	\$ 1,469.00	=	\$ 587.60		\$ 587.60
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	4,476	LF	\$ 66.00	=	\$ 295,416.00		\$ 295,416.00
Water Main Pipe (Ductile Iron), Size 8"	563	LF	\$ 78.00	=	\$ 43,914.00		\$ 43,914.00
Gate Valves, 8"	30	EA	\$ 1,923.00	=	\$ 57,690.00		\$ 57,690.00
Fire Hydrant Assembly, w/ all valves	14	EA	\$ 6,828.00	=	\$ 95,592.00		\$ 95,592.00
Water Service Line Installation, inc. tap and valves	16	EA	\$ 1,370.00	=	\$ 21,920.00		\$ 21,920.00
Fire Cistem Installation, complete		EA			\$ -		\$ -
					\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>					\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	3,239	LF	\$ 66.00	=	\$ 213,774.00		\$ 213,774.00
Sanitary Sewer Manhole, Depth < 15 feet	19	EA	\$ 4,540.00	=	\$ 86,260.00		\$ 86,260.00
Sanitary Service Line Installation, complete	16	EA	\$ 1,451.00	=	\$ 23,216.00		\$ 23,216.00
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)							
		EA			\$ -		\$ -
		EA			\$ -		\$ -
		EA			\$ -		\$ -
		EA			\$ -		\$ -
		EA			\$ -		\$ -
		EA			\$ -		\$ -
Section 3 Subtotal					= \$ 3,127,750.60		\$ 3,127,750.60

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

PROJECT INFORMATION

Solaca Apartments Filing No. 1 11/11/2021 2000-5174.00
 Project Name Date PCD File No. SF-20-032/PPR2047

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 20,000.00	= \$ 20,000.00	\$	20,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 20,000.00	= \$ 20,000.00	\$	20,000.00
Total Construction Financial Assurance						\$ 4,027,986.35
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 4,027,986.35
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance						\$ 160,538.40
(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.

Mike Bramlett

 Engineer (P.E. Seal Required)

Dave Olmstead

 Approved by Owner / Applicant

11/18/2021

 Date

APPROVED
 Engineering Department

Approved by El Paso County Engineer / ECM Administrator

11/30/2021 11:00:16 AM
dsdnijkamp
 EPC Planning & Community
 Development Department

