

Please note.

1. 2026 FAE sheet does not allow you to insert rows for private improvements. Therefore, 2025 sheet was utilized but unit rates for selected items have been updated to 2026.

2. These are duplicate FAEs from the IGA project (DA251) for Marksheffel Road. We want to avoid paying duplicate assurances.

2025 Estimate Form  
 (With Pre-Plat Construction)

Please confirm this FAE is only for Brushtop

PROJECT INFORMATION			
Project Name:	Marksheffel Road - Segment M3	Date:	04/22/2026
PCD File No.:	CDR-2413		

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 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	22350.	CY	\$ 4.50	=	\$ 100,575.00		\$ 100,575.00
50,001-200,000; \$175,000 min		CY	\$ 3.00	=	\$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.50	=	\$ -		\$ -
Erosion Control Blanket		SY	\$ 6.00	=	\$ -		\$ -
Seeding (inc. noxious weed mgmnt.) & Mulching	27.	AC	\$ 2,037.00	=	\$ 54,999.00		\$ 54,999.00
Permanent Pond/PCM (See attached estimate)	1.	EA	\$ 209,735.00	=	\$ 209,735.00		\$ 209,735.00
				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
Safety Fence		LF	\$ 5.00	=	\$ -		\$ -
Inlet Protection	3.	EA	\$ 322.00	=	\$ 966.00		\$ 966.00
Rock Check Dam		EA	\$ 908.00	=	\$ -		\$ -
Concrete Washout Basin	1.	EA	\$ 1,790.00	=	\$ 1,790.00		\$ 1,790.00
Sediment Basin	1.	EA	\$ 3,483.00	=	\$ 3,483.00		\$ 3,483.00
Sediment Trap		EA	\$ 877.00	=	\$ -		\$ -
Silt Fence	3124.	LF	\$ 3.00	=	\$ 9,372.00		\$ 9,372.00
Slope Drain		LF	\$ 30.00	=	\$ -		\$ -
Straw Bale		EA	\$ 56.00	=	\$ -		\$ -
Straw Wattle/Rock Sock		LF	\$ 11.00	=	\$ -		\$ -
Surface Roughening		AC	\$ 507.00	=	\$ -		\$ -
Vehicle Tracking Control	1.	EA	\$ 3,840.00	=	\$ 3,840.00		\$ 3,840.00
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
				=	\$ 6,807.85		\$ 6,807.85
<b>MAINTENANCE (35% of Construction BMPs)</b>							
<b>Section 1 Subtotal</b>				=	<b>\$ 391,567.85</b>		<b>\$ 391,567.85</b>

**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)	2733.	Tons	\$ 42.00	=	\$ 114,786.00		\$ 114,786.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 81.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 22.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 31.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)	4500.	SY	\$ 47.00	=	\$ 211,500.00		\$ 211,500.00
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 140.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 15.00	=	\$ -		\$ -
Signs (regulatory/advisory/guide/street)	3.	EA	\$ 293.00	=	\$ 879.00		\$ 879.00
Epoxy Pavement Marking	1000.	SF	\$ 19.00	=	\$ 19,000.00		\$ 19,000.00
Thermoplastic Pavement Marking	100.	SF	\$ 29.00	=	\$ 2,900.00		\$ 2,900.00
Barricade - Type 3		EA	\$ 380.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 38.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	2300.	LF	\$ 49.00	=	\$ 112,700.00		\$ 112,700.00
Curb and Gutter, Type B (Median)		LF	\$ 50.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 51.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 69.00	=	\$ -		\$ -
5" Sidewalk	1230.	SY	\$ 85.00	=	\$ 104,550.00		\$ 104,550.00
6" Sidewalk		SY	\$ 113.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 141.00	=	\$ -		\$ -
Pedestrian Ramp	4.	EA	\$ 1,961.00	=	\$ 7,844.00		\$ 7,844.00
Cross Pan, local (8" thick, 6' wide to include return)	84.	LF	\$ 87.00	=	\$ 7,308.00		\$ 7,308.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 131.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 2,341.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 87.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 104.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,485.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 22,568.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 113.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 115.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 33.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -
Survey Monumentation		EA	\$ 638.00	=	\$ -		\$ -
				=	\$ -		\$ -

**PROJECT INFORMATION**

Project Name: Schmidt IGA - Brushtop Road

Date: 04/22/2026

PCD File No. DA251

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
<b>STORM DRAIN IMPROVEMENTS</b>								
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$ -		\$ -	
18" Reinforced Concrete Pipe	42.	LF	\$ 111.00	=	\$ 4,662.00		\$ 4,662.00	
24" Reinforced Concrete Pipe	46.	LF	\$ 161.00	=	\$ 7,406.00		\$ 7,406.00	
30" Reinforced Concrete Pipe		LF	\$ 167.00	=	\$ -		\$ -	
36" Reinforced Concrete Pipe		LF	\$ 191.00	=	\$ -		\$ -	
42" Reinforced Concrete Pipe	47.	LF	\$ 275.00	=	\$ 12,925.00		\$ 12,925.00	
48" Reinforced Concrete Pipe		LF	\$ 349.00	=	\$ -		\$ -	
54" Reinforced Concrete Pipe		LF	\$ 465.00	=	\$ -		\$ -	
60" Reinforced Concrete Pipe		LF	\$ 476.00	=	\$ -		\$ -	
66" Reinforced Concrete Pipe		LF	\$ 550.00	=	\$ -		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 616.00	=	\$ -		\$ -	
18" Corrugated Steel Pipe		LF	\$ 136.00	=	\$ -		\$ -	
24" Corrugated Steel Pipe		LF	\$ 229.00	=	\$ -		\$ -	
30" Corrugated Steel Pipe		LF	\$ 244.00	=	\$ -		\$ -	
36" Corrugated Steel Pipe		LF	\$ 244.00	=	\$ -		\$ -	
42" Corrugated Steel Pipe		LF	\$ 226.00	=	\$ -		\$ -	
48" Corrugated Steel Pipe		LF	\$ 465.00	=	\$ -		\$ -	
54" Corrugated Steel Pipe		LF	\$ 459.00	=	\$ -		\$ -	
60" Corrugated Steel Pipe		LF	\$ 501.00	=	\$ -		\$ -	
66" Corrugated Steel Pipe		LF	\$ 580.00	=	\$ -		\$ -	
72" Corrugated Steel Pipe		LF	\$ 654.00	=	\$ -		\$ -	
78" Corrugated Steel Pipe		LF	\$ 728.00	=	\$ -		\$ -	
84" Corrugated Steel Pipe		LF	\$ 901.00	=	\$ -		\$ -	
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		=	\$ -		\$ -	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
End Treatment- Headwall		EA		=	\$ -		\$ -	
End Treatment- Wingwall		EA		=	\$ -		\$ -	
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -	
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 8,814.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 10,835.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 12,206.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 11,438.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 12,689.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 16,174.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 14,452.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	2.	EA	\$ 17,237.00	=	\$ 34,474.00		\$ 34,474.00	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 21,610.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 16,499.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 20,012.00	=	\$ -		\$ -	
Grated Inlet (Type C), Depth < 5'		EA	\$ 8,156.00	=	\$ -		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 11,435.00	=	\$ -		\$ -	
Storm Sewer Manhole, Box Base		EA	\$ 18,950.00	=	\$ -		\$ -	
Storm Sewer Manhole, Slab Base	1.	EA	\$ 9,314.00	=	\$ 9,314.00		\$ 9,314.00	
Geotextile (Erosion Control)		SY	\$ 6.00	=	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 102.00	=	\$ -		\$ -	
Rip Rap, Grouted		Tons	\$ 136.00	=	\$ -		\$ -	
Drainage Channel Construction, Size ( W x H )		LF		=	\$ -		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 815.00	=	\$ -		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 234.00	=	\$ -		\$ -	
Drainage Channel Lining, Grass		AC	\$ 2,100.00	=	\$ -		\$ -	
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	\$ 13.00	=	\$ -		\$ -	
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 655,248.00</b>		<b>\$ 655,248.00</b>

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

**PROJECT INFORMATION**

Project Name: Schmidt IGA - Brushtop Road

Date: 04/22/2026

PCD File No. DA251

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</b>								
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
18" Reinforced Concrete Pipe		LF	\$ 88.00	=	\$ 191		\$ -	
30" Reinforced Concrete Pipe		LF	\$ 132.00	=	\$ -		\$ -	
36" Reinforced Concrete Pipe	100.	LF	\$ 162.00	=	\$ 16,200.00		\$ 16,200.00	
42" Reinforced Concrete Pipe	47.	LF	\$ 275.00	=	\$ 12,925.00		\$ 12,925.00	
Flared End Section (FES) RCP Size = 30 <small>(unit cost = 6x pipe unit cost)</small>		EA	\$ 792.00	=	\$ -		\$ -	
Flared End Section (FES) RCP Size = 36" <small>(unit cost = 6x pipe unit cost)</small>	1.	EA	\$ 972.00	=	\$ 972.00		\$ 972.00	
Flared End Section (FES) RCP Size = 42" <small>(unit cost = 6x pipe unit cost)</small>	1.	EA	\$ 1,650.00	=	\$ 1,650.00		\$ 1,650.00	
Grated Inlet (Type D), Depth < 5'		EA	\$ 8,017.00	=	\$ -		\$ -	
Drainage Channel Construction, Size ( 20' x 2' )	1008.	LF	\$ 25.00	=	\$ 25,200.00		\$ 25,200.00	
Drainage Channel Construction, Size ( 29' x 3' )	1689.	LF	\$ 50.00	=	\$ 84,450.00		\$ 84,450.00	
Storm Sewer Manhole, Slab Base	1.	EA	\$ 9,314.00	=	\$ 9,314.00		\$ 9,314.00	
Rip Rap, d50 size from 6" to 24"	53.	Tons	\$ 102.00	=	\$ 5,406.00		\$ 5,406.00	
<b>WATER SYSTEM IMPROVEMENTS</b>								
Water Main Pipe (PVC), Size 12"	1164.	LF	\$ 105.00	=	\$ 122,220.00		\$ 122,220.00	
Water Main Pipe (PVC), Size 8"	1161.	LF	\$ 90.00	=	\$ 104,490.00		\$ 104,490.00	
Gate Valves, 12"	13.	EA	\$ 2,599.00	=	\$ 33,787.00		\$ 33,787.00	
Gate Valves, 8"	6.	EA	\$ 1,800.00	=	\$ 10,800.00		\$ 10,800.00	
Fire Hydrant Assembly, w/ all valves	2.	EA	\$ 9,228.00	=	\$ 18,456.00		\$ 18,456.00	
Water Service Line Installation, inc. tap and valves <b>2026 FAE value for 8" valves is \$2,599</b>			\$ 1,852.00	=	\$ -		\$ -	
Fire Cistern Installation, complete				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>SANITARY SEWER IMPROVEMENTS</b>								
Sewer Main Pipe (PVC), Size 8"	91.	LF	\$ 90.00	=	\$ 8,190.00		\$ 8,190.00	
Sanitary Sewer Manhole, Depth < 15 feet	1.	EA	\$ 6,136.00	=	\$ 6,136.00		\$ 6,136.00	
Sanitary Service Line Installation, complete		EA	\$ 1,962.00	=	\$ -		\$ -	
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)								
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
<b>Section 3 Subtotal</b>					<b>=</b>	<b>\$ 460,196.00</b>		<b>\$ 460,196.00</b>

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

**PROJECT INFORMATION**

**Project Name: Schmidt IGA - Brushtop Road**

**Date: 04/22/2026**

**PCD File No. DA251**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)			\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00
<b>Total Construction Financial Assurance</b>						<b>\$</b>	<b>1,510,011.85</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>\$</b>	<b>1,510,011.85</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>\$</b>	<b>204,111.40</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

Please remove all items related to Marksheffel Road and add those items to the City of CS financial assurance forms. Only Brushtop should be on the County FAE per comments on the DA251 project.

FAE will be approved with DA251



Project: Marksheffel Segment M3

Project No: 24013

4/30/2026

**Engineer's Opinion of Probable Cost**

Item	Quantity	Unit	Unit Cost	Cost
Pond Earthwork	23500	CY	\$4.50	\$105,750.00
Outlet Structure	1	LS	\$15,000.00	\$15,000.00
Riprap (Spillway, TC & forebay)	335	TON	\$102.00	\$34,170.00
30" RCP	181	LF	\$132.00	\$23,892.00
30" FES	1	EA	\$792.00	\$792.00
Maintenance Access Road	461	SY	\$24.00	\$11,064.00
			Subtotal	\$190,668.00
			10% Contingency	\$19,066.80
			<b>Total:</b>	<b>\$209,734.80</b>