

January 9, 2023

El Paso County Planning and Community Development Department 2880 International Circle, Suite 110 Colorado Springs, CO 80190

## RE: EPC SF2219 – Mayberry Filing 3 FAE Comment Response

The intent of this letter is to give a broad overview of changes between the last Filing 3 Financial Assurance Estimate Form submission and the 3<sup>rd</sup> submission. Responses to individual comments can be found on the marked up PDF following this letter. A broad overview of the changes are as follows:

- Quantities have been updated per new GEC and other site design updates and revisions.
- Improvements to FAE has been provided per county comments. See attached comment responses directly on marked up PDF.

Clif Dayton, PE R&R Engineers-Surveyors, Inc. Department Manager (303) 753-6730 cdayton@rrengineers.com

## update accordingly per comments provided on the CD's



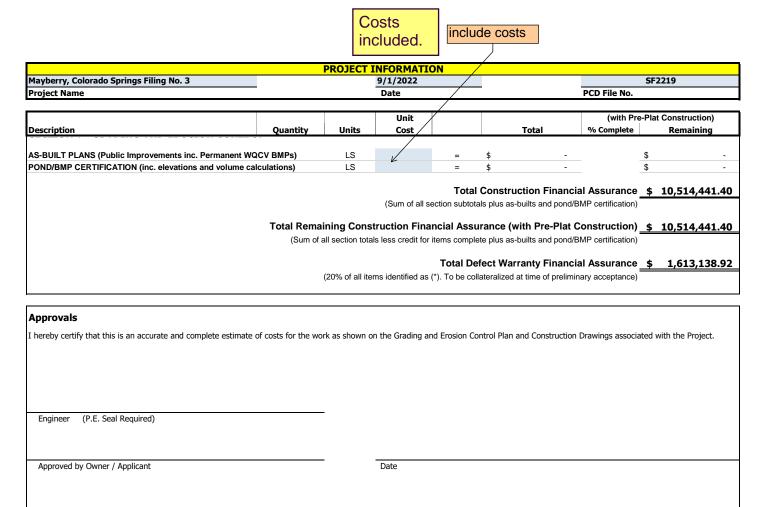
## 2022 Financial Assurance Estimate Form o plat construction)

(with pre-plat construction)				Linda	tod		Updated: 11/4/2021														
				Upda				SF2219													
Project Name					acco	rdingly.			PCD File No.												
						Unit			(with Pre	-Plat Construction)											
Description				antity	Units	Cost		Total	% Complete	Remaining											
SECTION 1 - GRADING A	ND EROSION	CON	F <mark>ROL</mark> (Con	struction	and Perma	nent BMPs)															
* Earthwork less than 1,000; \$5,300	) min				CY	\$ 8.00	=	\$ -		\$ -											
D0 mi		aua	otity		CY	\$ 6.00	=	\$ -		\$ -											
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• 175,0	000 min	1			CY	\$ 2.50	=	\$ -		\$ -											
greater than 200,000; \$ * Permanent Seeding (inc. noxid		$ \rightarrow $		55	CY AC	\$ 2.00 \$ 886.00	=	\$ - \$ 49,063.26		\$ - \$ 49,063.2											
* Mulching	ouo weed mgmme)		$\backslash $	55	AC	\$ 831.00	=	\$ 46,017.57		\$ 46,017.5											
* Permanent Erosion Control Bl	lanket			20	SY	\$ 7.00	=	\$ -		\$ -											
* Permanent Pond/BMP Constr	ruction			4,329	CY	\$ 22.00	=	\$ 95,238.00		\$ 95,238.0											
* Permanent Pond/BMP (Spillwa	• /			1	EA	\$ 3,000.00	=	\$ 3,000.00		\$ 3,000.0											
* Permanent Pond/BMP (Foreba	ay/Outlet Structure	e)		3	EA	\$ 12,000.00	=	\$ 36,000.00		\$ 36,000.0											
Safety Fence	nleat			14,006	LF SY	\$ 3.00 \$ 3.00	=	\$ 42,017.52 \$ 14.45		\$ 42,017.5 \$ 14.4											
Temporary Erosion Control Blar Vehicle Tracking Control	nkei			5	EA	\$ 2,625.00	=	\$ 14.45 \$ 2,625.00		\$ 2,625.0											
Silt Fence				12,566	LF	\$ 2,025.00	=	\$ 37,698.24		\$ 37,698.2											
Temporary Seeding				55	AC	\$ 695.00	=	\$ 38,486.42		\$ 38,486.4											
Temporary Mulch				55	AC	\$ 831.00	=	\$ 46,017.57		\$ 46,017.5											
Erosion Bales				0	EA	\$ 28.00	=	\$-		\$ -											
Erosion Logs/Straw Waddle	0	30?		0	LF	\$ 6.00	=	\$ -		\$ -											
Rock Check Dams		100		$\rightarrow 21$	EA	\$ 554.00	=	\$ 11,634.00		\$ 11,634.0											
Inlet Protection Sediment Basin	Quantity	,		16 0	EA	\$ 185.00 \$ 1,952.00	=	\$ 2,960.00 \$ -		\$ 2,960.0											
Concrete Washout Basin				1	EA	\$ 1,952.00 \$ 997.00	=	\$ 997.00		\$- \$997.0											
Concrete Washout Dasin	I LINANTOA					φ 997.00	-	\$ 557.00		р <u>ээ</u> лс											
	updated						=	\$ -		\$ -											
[insert items not listed but part o	to 30.						=	\$ - \$ -		\$ - \$ -											
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Subject to defect warranty financial asso retained until final acceptance (MAXIMU LOWED)     ECTION 2 - PUBLIC IMP OADWAY IMPROVEMENTS Construction Traffic Control Aggregate Base Coursey (1 Asgragate Base Coursey (1 Asghalt Pavement (3" thick) Asphalt Pavement (4" thick) Asphalt Pavement (4" thick) Asphalt Pavement (6" thick) Asphalt Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type I Curb and Gutter, Type A (6" Curb and Gutter, Type A (6" Curb and Gutter, Type A (6" Si Sidewalk 6" Sidewalk 8" Sidewalk 8" Sidewalk 8" Sidewalk 9 Pedestrian Ramp Cross Pan, local (8" thick, 6' wic Cross Pan, collector (9" thick, 8 Curb Chase Guardrail Type 3 (W-Beam) Guardrail Type 3 (W-Beam)	to 30.	4_" thic	roadw AB Inc	ANCE (35) e ABC (ays) luded 0 28,283 0 5,727 11,580 900 5,727 11,580 900 5,759 11,830 7,766 0 74,085 0 74,085 0 74,085 0 70 454 84	LS ons CY SY SY SY Tons SF EA EA EA EA EA LF LF LF SY SY SY SY SY EA LF LF EA LF EA LF EA EA	\$ 2,000.00 \$ 31.00 \$ 31.00 \$ 56.00 \$ 16.00 \$ 21.00 \$ 32.00 \$ 97.00 \$ 97.00 \$ 333.00 \$ 333.00 \$ 333.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 32.00 \$ 30.00 \$ 30.00	= = Sigr Strip Please values propos = = = = = = = = = = = =	<ul> <li>\$ 49,151.44</li> <li>\$ 49,151.44</li> <li>\$ 510,920.47</li> <li>\$ 510,920.47</li> <li>\$ 10,920.47</li> <li>\$ 10,920.47</li> <li>\$</li></ul>		\$          \$       49,151.4         \$       510,920.4         \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$       555,540.4         \$       539,933.9         \$          \$       104,221.1         \$       29,970.0         \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$       \$ <tr< td=""></tr<>											
Subject to defect warranty financial asso retained until final acceptance (MAXIMU LIOWED)     ECTION 2 - PUBLIC IMP OADWAY IMPROVEMENTS Construction Traffic Control Aggregate Base Course (1 Asphalt Pavement (3" thick) Asphalt Pavement (3" thick) Asphalt Pavement (4" thick) Asphalt Pavement (6" thick) Asphalt Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type 1 Curb and Gutter, Type A (6" Curb and Gutter, Type B (MM Curb and Gutter, Type B (MM Curb and Gutter, Type C (Ra 4" Sidewalk (common areas onl 5" Sidewalk 8" Sidewalk 8" Sidewalk 8" Sidewalk 8" Sidewalk 9 Equatrial Ramp Cross Pan, local (8" thick, 6' wid Cross Pan, collector (9" thick, 8 Curb Chase Guardrail Type 3 (W-Beam) Guardrail Type 7 (Concrete) Guardrail Impact Attenuator Sound Barrier Fence (CMU bloc	to 30.	4_" thic	roadw AB Inc	ANCE (35) e ABC (ays) luded 0 28,283 0 5,727 11,580 900 5,727 11,580 900 5,959 1,830 7,766 0 74,085 0 74,085 0 74,085 0 70 454 84	LS ons CY SY SY SY Tons SF EA EA EA EA LF LF LF LF SY SY SY SY SY SY EA LF LF EA LF LF EA LF LF LF EA	\$ 2,000.00 \$ 31.00 \$ 56.00 \$ 16.00 \$ 21.00 \$ 21.00 \$ 32.00 \$ 97.00 \$ 97.00 \$ 32.00 \$ 333.00 \$ 21.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 32.00 \$ 30.00 \$ 32.00 \$	= = Sigr Strip Please comme Please values propos = = = = = = = = = = = = = = = = = = =	\$		\$          \$       49,151.4         \$       510,920.4         \$       510,920.4         \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$       104,221.1         \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$ <tr td="">       \$         \$</tr> <tr><td>Subject to defect warranty financial asso retained until final acceptance (MAXIMU LOWED)     ECTION 2 - 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Subject to defect warranty financial asso retained until final acceptance (MAXIMU LOWED)     ECTION 2 - PUBLIC IMP OADWAY IMPROVEMENTS Construction Traffic Control Aggregate Base Coursey (1 Asgragate Base Coursey (1 Asghalt Pavement (3" thick) Asphalt Pavement (4" thick) Asphalt Pavement (4" thick) Asphalt Pavement (6" thick) Asphalt Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type I Curb and Gutter, Type A (6" Curb and Gutter, Type A (6" Curb and Gutter, Type A (6" Si Sidewalk 6" Sidewalk 8" Sidewalk 8" Sidewalk 8" Sidewalk 9 Pedestrian Ramp Cross Pan, local (8" thick, 6' wic Cross Pan, collector (9" thick, 8 Curb Chase Guardrail Type 3 (W-Beam) Guardrail Type 3 (W-Beam)	to 30.	4_" thic	roadw AB Inc	ANCE (35) e ABC (ays) luded 0 28,283 0 5,727 11,580 900 5,727 11,580 900 5,959 1,830 7,766 0 74,085 0 74,085 0 74,085 0 70 454 84	LS ons CY SY SY SY Tons SF EA EA EA EA EA LF LF LF SY SY SY SY SY EA LF LF EA LF EA LF EA EA	\$ 2,000.00 \$ 31.00 \$ 31.00 \$ 56.00 \$ 16.00 \$ 21.00 \$ 32.00 \$ 97.00 \$ 97.00 \$ 32.00 \$ 333.00 \$ 333.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 221.00 \$ 32.00 \$ 30.00 \$	= = Sigr Strip Please comme Please values propos = = = = = = = = = = = = = = = = = =	<ul> <li>\$ 49,151.44</li> <li>\$ 49,151.44</li> <li>\$ 510,920.47</li> <li>\$ 510,920.47</li> <li>\$ 10,920.47</li> <li>\$ 10,920.47</li> <li>\$</li></ul>		\$          \$       49,151.4         \$       510,920.4         \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$       555,540.4         \$       555,540.4         \$       104,221.1         \$       29,970.0         \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$          \$ </td											

PROJECT INFORMATION								
Mayberry, Colorado Springs Filing No. 3	9/1/2022	SF2219						
Project Name	Date	PCD File No.						

				Unit				· · ·	lat Construction)	
Description		Quantity	Units	Cost			Total	% Complete	Remaining	
					=	\$	-	\$	-	
[insert items not listed but part of constru	ction plans]				=	\$	-	\$	-	
STORM DRAIN IMPROVEMENTS										
Concrete Box Culvert (M Standard), Siz	(W x H )		LF		=	\$	-	\$	-	
18" Reinforced Concrete Pipe				\$ 70.00	=	\$	7,266.00	\$	7,266.00	
24" Reinforced Concrete Pipe		907	LF	\$ 83.00	=	\$	75,286.81	\$	75,286.81	
30" Reinforced Concrete Pipe		989	LF	\$ 104.00	=	\$	102,904.88	\$	102,904.88	
36" Reinforced Concrete Pipe		2,712	LF	\$ 128.00	=	\$	347,116.80	\$	347,116.80	
42" Reinforced Concrete Pipe			LF	\$ 171.00	=	\$	-	\$	-	
48" Reinforced Concrete Pipe		927	LF	\$ 209.00	=	\$	193,743.00	\$	193,743.00	
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)	36"	1	EA	\$ 744.00	=	\$	744.00	\$	744.00	
Flared End Section (FES) CSP Size =		5		\$ 1,788.00	=	\$	8,940.00	\$	8,940.00	
(unit cost = 6x pipe unit cost)	60"	5	EA	\$ 1,700.00	_	·	0,940.00		0,940.00	
End Treatment- Headwall			EA		=	\$	-	\$	-	
End Treatment- Wingwall			EA		=	\$	-	\$	-	
End Treatment - Cutoff Wall			EA		=	\$	-	\$	-	
Curb Inlet (Type R) L=5', Depth	< 5'	6	EA	\$ 6,138.00	=	\$	36,828.00	\$	36,828.00	
Curb Inlet (Type R) L=5', 5' ≤ Dept	< 10'		EA	\$ 7,981.00	=	\$	-	\$	-	
Curb Inlet (Type R) L =5', 10' ≤ Dept	< 15'		EA	\$ 9,242.00	=	\$	-	\$	-	
Curb Inlet (Type R) L =10', Depth	< 5'	6	EA	\$ 8,447.00	=	\$	50,682.00	\$	50,682.00	
Curb Inlet (Type R) L =10', 5' ≤ Dept	< 10'		EA	\$ 8,706.00	=	\$	-	\$	-	
Curb Inlet (Type R) L =10', 10' ≤ Dept			EA	\$ 10,898.00	=	\$	-	\$	-	
Curb Inlet (Type R) L =15', Depth		4	EA	\$ 10,984.00	=	\$	43,936.00	\$	43,936.00	
Curb Inlet (Type R) L =15', $5' \le Dept$			EA	\$ 11,775.00	=	\$	-	\$	-	
Curb Inlet (Type R) L =15', $10' \le Dept$			EA	\$ 12,876.00	=	\$	-	\$	-	
Curb Inlet (Type R) L =20', Dept			EA	\$ 11,706.00	=	\$		\$		
Curb Inlet (Type R) L = 20, Depti Curb Inlet (Type R) L = 20', $5' \le Depti$			EA	\$ 12,920.00	=	۶ ۶	-	\$		
					=		-		-	
Grated Inlet (Type C), Depth < 5'			EA			\$		\$		
Grated Inlet (Type D), Depth < 5'			EA	\$ 6,347.00	=	\$	-	\$	-	
Storm Sewer Manhole, Box Base			EA	\$ 12,876.00	=	\$		\$		
Storm Sewer Manhole, Slab Base		15	EA	\$ 7,082.00	=	\$	106,230.00	\$	106,230.00	
Geotextile (Erosion Control)			SY	\$ 7.00	=	\$	-	\$	-	
Rip Rap, d50 size from 6" to 24"		15	Tons	\$ 89.00	=	\$	1,340.34	\$	1,340.34	
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		3	AC	\$ 1,626.00	=	\$	5,398.55	\$	5,398.5	
Drainage Channel Lining, Other Stabiliza	tion				=	\$	-	\$	-	
29"x49" Plug		1	EA	\$ 5,000.00	=	\$	5,000.00	\$	5,000.00	
[insert items not listed but part of constru	ction plans1				=	\$	-	\$	-	
- Subject to defect warranty financial assurance. A						Υ T		Ŷ		
e retained until final acceptance (MAXIMUM OF 809			Section							

	F	PROJECT	INF	ORMATIC	ON					
Mayberry, Colorado Springs Filing No. 3		9/1/2022							F2219	
Project Name	Date						PCD File No.			
			-							
Barris tatta				Unit				· ·	lat Construction)	
Description	Quantity	Units		Cost	T	_	Total	% Complete	Remaining	
SECTION 3 - COMMON DEVELOPMENT IMPRO ROADWAY IMPROVEMENTS	JVEMENTS (Priv	ate or Dis	STRIC	t and NU	I Maint	ained	DY EPC)**			
Meander Granite Trail	2,300	SE	\$	2.00	=	\$	4,600.00	\$	4,600.00	
	2,500	51		2.00	=	\$	-	4		
					=	\$	-	4		
					=	\$	-	4		
					=	\$	-	\$		
					=	\$	-	\$		
STORM DRAIN IMPROVEMENTS (Exce	ption: Permanent Pon	d/BMP shall	be ite	emized unde	r Section '	1)				
Rip Rap, d50 size from 6" to 24"	19,178	SF			=	\$	-	\$	-	
					=	\$	-	\$	-	
					=	\$	-	\$	-	
					=	\$	-	\$	-	
					=	\$	-	\$		
					=	\$	-	\$	-	
WATER SYSTEM IMPROVEMENTS										
Water Main Pipe (PVC), Size 8"	8,849	LF	\$	71.00	=	\$	628,288.23	\$		
Water Main Pipe (Ductile Iron), Size 8"	0	LF	\$	83.00	=	\$	-	\$		
Gate Valves, 8"	40	EA	\$	2,058.00	=	\$	82,320.00	\$		
Fire Hydrant Assembly, w/ all valves	16	EA	\$	7,306.00	=	\$	116,896.00	\$		
Water Service Line Installation, inc. tap and valves	142	EA	\$	1,466.00	=	\$	208,172.00	\$	1	
Fire Cistern Installation, complete	0	EA			=	\$	-	\$		
and the second					=	\$	-	\$		
[insert items not listed but part of construction plans]					=	\$	-	\$	-	
	10.801	LF	¢	71.00	_	<i>t</i>	766.880.94	đ	766,880,94	
Sewer Main Pipe (PVC), Size 8" Sanitary Sewer Manhole, Depth < 15 feet	10,801	EA	\$ \$	4,858.00	=	\$	189,462.00	\$	,	
Sanitary Sewer Mannole, Depth < 15 leet Sanitary Service Line Installation, complete	142	EA	э \$	4,858.00	=	\$	220,526.00	\$		
Sanitary Service Line Installation, complete	0	EA	φ	1,555.00		\$ \$	220,520.00	4	1	
	0	LA			=	۶ ۶		4		
[insert items not listed but part of construction plans]					=	\$		4		
LANDSCAPING IMPROVEMENTS	(For subdivision spe	cific conditio	n of a	approval or		Ψ		4		
	(, c. oubdivioion apo	EA			=	\$	-	\$	-	
		EA			=	\$	-	4		
		EA			=	\$	-	4		
		EA			=	\$	-	4		
		EA			=	\$	-	\$		
** - Section 3 is not subject to defect warranty requirements			on 3	Subtotal	=	\$	2,217,145.17		\$ 2,217,145.17	



Approved by El Paso County Engineer / ECM Administrator

Date