

EXHIBIT 'A'

2022 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 11/4/2021

PROJECT INFORMATION		
Mayberry, Colorado Springs Filing No. 3	1/9/2023	SF2219
Project Name	Date	PCD File No.

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	1,200	CY	\$ 6.00	=	\$ 8,000.00		\$ 8,000.00
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 Seeding (inc. noxious weed mgmnt.)	41	AC	\$ 886.00	=	\$ 36,582.94		\$ 36,582.94
* Mulching	41	AC	\$ 831.00	=	\$ 34,311.99		\$ 34,311.99
* Permanent Erosion Control Blanket	38,460	SY	\$ 7.00	=	\$ 269,219.72		\$ 269,219.72
* Permanent Pond/BMP Construction	4,329	CY	\$ 22.00	=	\$ 95,238.00		\$ 95,238.00
* Permanent Pond/BMP (Spillway)	1	EA	\$ 3,000.00	=	\$ 3,000.00		\$ 3,000.00
* Permanent Pond/BMP (Forebay/Outlet Structure)	3	EA	\$ 12,000.00	=	\$ 36,000.00		\$ 36,000.00
Safety Fence	7,574	LF	\$ 3.00	=	\$ 22,723.08		\$ 22,723.08
Temporary Erosion Control Blanket	38,460	SY	\$ 3.00	=	\$ 115,379.88		\$ 115,379.88
Vehicle Tracking Control	1	EA	\$ 2,625.00	=	\$ 2,625.00		\$ 2,625.00
Silt Fence	2,769	LF	\$ 3.00	=	\$ 8,306.46		\$ 8,306.46
Temporary Seeding	41	AC	\$ 695.00	=	\$ 28,495.00		\$ 28,495.00
Temporary Mulch	41	AC	\$ 831.00	=	\$ 34,071.00		\$ 34,071.00
Erosion Bales	0	EA	\$ 28.00	=	\$ -		\$ -
Erosion Logs/Straw Waddle	0	LF	\$ 6.00	=	\$ -		\$ -
Curb Socks	512	LF	\$ 7.00	=	\$ 3,584.00		\$ 3,584.00
Rock Check Dams	30	EA	\$ 554.00	=	\$ 16,620.00		\$ 16,620.00
Inlet Protection	21	EA	\$ 185.00	=	\$ 3,885.00		\$ 3,885.00
Sediment Basin	2	EA	\$ 1,952.00	=	\$ 3,904.00		\$ 3,904.00
Concrete Washout Basin	1	EA	\$ 997.00	=	\$ 1,994.00		\$ 1,994.00
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)					=	\$ 76,602.52	\$ 76,602.52
Section 1 Subtotal					=	\$ 800,542.59	\$ 800,542.59

* - Subject to defect warranty financial assurance. A minimum of 20% shall

SECTION 2 - PUBLIC IMPROVEMENTS *

Construction Traffic Control		LS	\$ 2,000.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 31.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	9,428	CY	\$ 56.00	=	\$ 527,968.00		\$ 527,968.00
Asphalt Pavement (3" thick)	0	SY	\$ 16.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)	28,283	SY	\$ 21.00	=	\$ 593,943.00		\$ 593,943.00
Asphalt Pavement (6" thick)	0	SY	\$ 32.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) 4" thick	5,727	Tons	\$ 97.00	=	\$ 555,519.00		\$ 555,519.00
Raised Median, Paved	11,580	SF	\$ 9.00	=	\$ 104,221.17		\$ 104,221.17
Regulatory Sign/Advisory Sign	65	EA	\$ 333.00	=	\$ 21,645.00		\$ 21,645.00
Guide/Street Name Sign		EA		=	\$ -		\$ -
Epoxy Pavement Marking	1,185	SF	\$ 15.00	=	\$ 17,775.00		\$ 17,775.00
Thermoplastic Pavement Marking		SF	\$ 26.00	=	\$ -		\$ -
Barricade - Type 3	8	EA	\$ 221.00	=	\$ 1,768.00		\$ 1,768.00
Delineator - Type I	0	EA	\$ 27.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	5,959	LF	\$ 32.00	=	\$ 190,685.44		\$ 190,685.44
Curb and Gutter, Type B (Median)	1,830	LF	\$ 32.00	=	\$ 58,557.76		\$ 58,557.76
Curb and Gutter, Type C (Ramp)	7,766	LF	\$ 32.00	=	\$ 248,521.92		\$ 248,521.92
4" Sidewalk (common areas only)	0	SY	\$ 53.00	=	\$ -		\$ -
5" Sidewalk	74,085	SY	\$ 66.00	=	\$ 4,889,621.22		\$ 4,889,621.22
6" Sidewalk	0	SY	\$ 80.00	=	\$ -		\$ -
8" Sidewalk	0	SY	\$ 106.00	=	\$ -		\$ -
Pedestrian Ramp	70	EA	\$ 1,273.00	=	\$ 89,110.00		\$ 89,110.00
Cross Pan, local (8" thick, 6' wide to include return)	454	LF	\$ 67.00	=	\$ 30,420.68		\$ 30,420.68
Cross Pan, collector (9" thick, 8' wide to include return)	84	LF	\$ 102.00	=	\$ 8,608.80		\$ 8,608.80
Curb Chase	0	EA	\$ 1,639.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 55.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 80.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,324.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,172.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 87.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 89.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 18.00	=	\$ -		\$ -

PROJECT INFORMATION							
Mayberry, Colorado Springs Filing No. 3		1/9/2023		SF2219			
Project Name		Date		PCD File No.			
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
Traffic Signal, complete intersection		EA	\$ 470,666	=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
				=	\$ -		\$ -
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe	104	LF	\$ 70.00	=	\$ 7,266.00		\$ 7,266.00
24" Reinforced Concrete Pipe	1,592	LF	\$ 83.00	=	\$ 132,136.00		\$ 132,136.00
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 = 36" (unit cost = 6x pipe unit cost)	1	EA	\$ 744.00	=	\$ 744.00		\$ 744.00
Flared End Section (FES) CSP Size = 60" (unit cost = 6x pipe unit cost)	5	EA	\$ 1,788.00	=	\$ 8,940.00		\$ 8,940.00
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' ≤ Depth < 10'		EA	\$ 7,981.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 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' ≤ Depth < 10'		EA	\$ 8,706.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,898.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'	7	EA	\$ 10,984.00	=	\$ 76,888.00		\$ 76,888.00
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 11,775.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,876.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 11,706.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 12,920.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,138.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,347.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 12,876.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base	18	EA	\$ 7,082.00	=	\$ 127,476.00		\$ 127,476.00
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		\$ 5,398.55
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
29"x49" Plug	1	EA	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
[insert items not listed but part of construction plans]				=	\$ -		\$ -

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Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance. MAXIMUM OF 80% COMPLETE				Section 2 Subtotal = \$ 8,434,828.56		\$ 8,434,828.56
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**						

Meander Granite Trail	2,300	SF	\$ 2.00	=	\$ 4,600.00		\$ 4,600.00
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under 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		\$ 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		\$ 82,320.00
Fire Hydrant Assembly, w/ all valves	16	EA	\$ 7,306.00	=	\$ 116,896.00		\$ 116,896.00
Water Service Line Installation, inc. tap and valves	142	EA	\$ 1,466.00	=	\$ 208,172.00		\$ 208,172.00
Fire Cistern Installation, complete	0	EA		=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
				=	\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	10,801	LF	\$ 71.00	=	\$ 766,880.94		\$ 766,880.94
Sanitary Sewer Manhole, Depth < 15 feet	39	EA	\$ 4,858.00	=	\$ 189,462.00		\$ 189,462.00
Sanitary Service Line Installation, complete	142	EA	\$ 1,553.00	=	\$ 220,526.00		\$ 220,526.00
Sanitary Sewer Lift Station, complete	0	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		=	\$ -		\$ -

