



September 1, 2022

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 initial Filing 3 Financial Assurance Estimate Form submission and the 2nd 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 GESC design and other site design changes.
- 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

2022 Financial Assurance Estimate
(with pre-plat construction)

PCD File No. added

update accordingly
per comments
provided on the
CD's and GEC plan

Add PCD File No.
SF-2219

Updated: 11/4/2021

Mayberry, Colorado Springs Filing No. 3 (142 Res.)	SECTION
Project Name	PCD File No.

Quantities have been
updated accordingly.

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	9,250	CY	\$ 5.00	=	\$ 46,250.00		\$ 46,250.00
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.)	20	AC	\$ 886.00	=	\$ 17,720.00		\$ 17,720.00
* Mulching	20	AC	\$ 831.00	=	\$ 16,620.00		\$ 16,620.00
* Permanent Erosion Control Blanket		SY	\$ 7.00	=	\$ -		\$ -
* Permanent Pond/BMP Construction		CY	\$ 22.00	=	\$ -		\$ -
* Permanent Pond/BMP (Spillway)	1	EA	\$ 3,000.00	=	\$ -		\$ 3,000.00
* Permanent Pond/BMP (Forebay / Outlet Structure)	1	EA	\$ 12,000.00	=	\$ -		\$ 12,000.00
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,625.00	=	\$ -		\$ 2,625.00
Silt Fence	2,000	LF	\$ 3.00	=	\$ -		\$ 6,000.00
Temporary Seeding	20	AC	\$ 695.00	=	\$ -		\$ 13,900.00
Temporary Mulch	20	AC	\$ 831.00	=	\$ -		\$ 16,620.00
Erosion Bales		EA	\$ 28.00	=	\$ -		\$ -
Erosion Logs/Straw Wattles	100	LF	\$ 6.00	=	\$ 600.00		\$ 600.00
Rock Check Dams		EA	\$ 554.00	=	\$ -		\$ -
Inlet Protection	12	EA	\$ 185.00	=	\$ 2,220.00		\$ 2,220.00
Sediment Basin	1	EA	\$ 1,952.00	=	\$ 1,952.00		\$ 1,952.00
Concrete Washout Basin	1	EA	\$ 997.00	=	\$ 997.00		\$ 997.00
[insert items not listed but part of construction plans]				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)					\$ 15,719.90		\$ 15,719.90
Section 1 Subtotal					\$ 156,223.90		\$ 156,223.90

* - 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	\$ 2,000.00	=	\$ 2,000.00		\$ 2,000.00
Aggregate Base Course (135 lbs/cf)	8,425	Tons	\$ 31.00	=	\$ 261,175.00		\$ 261,175.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 56.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 16.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 21.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 32.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) 4" thick	6,100	Tons	\$ 97.00	=	\$ 591,700.00		\$ 591,700.00
Raised Median, Paved	1,206	SF	\$ 9.00	=	\$ 10,854.00		\$ 10,854.00
Regulatory Sign/Advisory Sign	11	EA	\$ 333.00	=	\$ 3,663.00		\$ 3,663.00
Guide/Street Name Sign	10	EA		=	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 15.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 26.00	=	\$ -		\$ -
Barricade - Type 3	2	EA	\$ 221.00	=	\$ 442.00		\$ 442.00
Delineator - Type I		EA	\$ 27.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	6,000	LF	\$ 32.00	=	\$ 192,000.00		\$ 192,000.00
Curb and Gutter, Type B (Median)		LF	\$ 32.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	10,000	LF	\$ 32.00	=	\$ 320,000.00		\$ 320,000.00
4" Sidewalk (common areas only)		SY	\$ 53.00	=	\$ -		\$ -
5" Sidewalk	8,890	SY	\$ 66.00	=	\$ 586,740.00		\$ 586,740.00
6" Sidewalk		SY	\$ 80.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 106.00	=	\$ -		\$ -
Pedestrian Ramp	62	EA	\$ 1,273.00	=	\$ 78,926.00		\$ 78,926.00
Cross Pan, local (8" thick, 6' wide to include return)	480	LF	\$ 67.00	=	\$ 32,160.00		\$ 32,160.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 102.00	=	\$ -		\$ -
Curb Chase		EA	\$ 1,639.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 55.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		EA	\$ 80.00	=	\$ -		\$ -
Guardrail End Anchorage		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		LF		=	\$ -		\$ -
		LF		=	\$ -		\$ -
		LF		=	\$ -		\$ -
		EA		=	\$ -		\$ -

Quantities have been
updated accordingly.

Quantities have been updated to
only include Filing 3 which is 70
ramps by our count.

5 barricades (Positive
place, union pacific, el reno
ln, Mayberry at roundabout)

76 (my count includes ramps on
Atchinson Way north of Village Main)

PROJECT INFORMATION							
Mayberry, Colorado Springs Filing No. 3 (142 Res. Lots)			5/16/2022				
Project Name			Date		PCD File No.		
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
[insert items not listed but part of construction plans]				=	\$ -		\$ -
				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS							
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe	64	LF	\$ 70.00	=	\$ 4,480.00		\$ 4,480.00
24" Reinforced Concrete Pipe	449	LF	\$ 83.00	=	\$ 37,267.00		\$ 37,267.00
30" Reinforced Concrete Pipe	572	LF	\$ 104.00	=	\$ 59,488.00		\$ 59,488.00
36" Reinforced Concrete Pipe	1,391	LF	\$ 128.00	=	\$ 178,048.00		\$ 178,048.00
42" Reinforced Concrete Pipe	93	LF	\$ 171.00	=	\$ 15,903.00		\$ 15,903.00
48" Reinforced Concrete Pipe		LF	\$ 209.00	=	\$ -		\$ -
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	\$ 768.00	=	\$ 768.00		\$ 768.00
Flared End Section (FES) RCP Size = 42" (unit cost = 6x pipe unit cost)	1	EA	\$ 1,254.00	=	\$ 1,254.00		\$ 1,254.00
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'	9	EA	\$ 6,138.00	=	\$ 55,242.00		\$ 55,242.00
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'	1	EA	\$ 8,447.00	=	\$ 8,447.00		\$ 8,447.00
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'	2	EA	\$ 10,984.00	=	\$ 21,968.00		\$ 21,968.00
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	9	EA	\$ 7,082.00	=	\$ 63,738.00		\$ 63,738.00
Geotextile (Erosion Control)		SY	\$ 7.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	6	Tons	\$ 89.00	=	\$ 534.00		\$ 534.00
Rip Rap, Grouted		Tons		=	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY		=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY		=	\$ -		\$ -
Drainage Channel Lining, Grass		AC		=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
				=	\$ -		\$ -
Section 2 Subtotal				=	\$ 2,526,797.00		\$ 2,526,797.00

Quantities provided.

Provide numbers after providing volumes for proposed rip rap on plans.

Add 36" plug.

Quantities have been updated accordingly.

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

Quantities provided.

Provide numbers after providing volumes for proposed rip rap on plans.

Add 36" plug.

Quantities have been updated accordingly.

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

PROJECT INFORMATION		
Mayberry, Colorado Springs Filing No. 3 (142 Res. Lots)	5/16/2022	
Project Name	Date	PCD File No.

Add trail quantities to either section 3 or 2, depending on who will be responsible for the maintenance of the trail.

Trail has been added to Section 3.

Fill out quantities.

Quantities are now filled out.

PROJECT INFORMATION		
Mayberry, Colorado Springs Filing No. 3 (142 Res. Lots)	5/16/2022	
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 3,000.00	=	\$ 3,000.00		\$ 3,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00
Total Construction Financial Assurance						\$	2,695,805.90
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	2,695,805.90
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	524,477.40
(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.

Engineer (P.E. Seal Required)

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Date