

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between Lorson Conservation Invest I LLLP; Lorson LLC, Nominee; Eagle Development Company; and Murray Fountain, LLC, hereinafter together called the "Subdividers," and El Paso County by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdividers, as a condition of approval of the final plat of Lorson Ranch East Filing No. 1 subdivision wish to enter into a Subdivision Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

WHEREAS, pursuant to the same authority, the Subdividers are obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on Exhibits A-E attached hereto and incorporated herein; and

WHEREAS, the Subdividers wish to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of Irrevocable Letter of Credit.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdividers and the County agree as follows:

1. The Subdividers agree to construct and install, at their sole expense, all of those improvements as set forth on Exhibits A-E attached hereto. To secure and guarantee performance of its obligations as set forth herein, the Subdividers agree to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM. Security and collateral shall be posted in the form of Irrevocable Letter of Credit from Kirkpatrick Bank in the amount of \$ _____.
2. Subdividers are responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdividers shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Subdividers allow collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on Exhibits A-E have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by Board of County Commissioners is required.
3. No lots in the subdivision shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the required improvements for the subdivision have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the subdivision may be sold, conveyed or transferred and / or have building permits issued upon

receipt of collateral acceptable to the County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements in the attached Exhibits A-E.

4. The Subdividers agree that all of those certain public improvements to be completed as identified on Exhibits A-E shall be constructed in compliance with the following:
 - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
 - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
5. All improvements shall be completed by the Subdividers, meeting all applicable standards for preliminary acceptance, within 24 (twenty four) months from the date of notice to proceed in the Construction Permit for the Subdivision. If the Subdividers determine that the completion date needs to be extended, the Subdividers shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision may be extended one time, for a period no longer than 6 months at the discretion of the ECM Administrator. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.
6. It is mutually agreed pursuant to the provisions of Section 30-28-137 (3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of this article. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.
7. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdividers may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed in substantial compliance with specifications it shall furnish the Subdividers a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdividers will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.

8. The Subdividers agree, and all parties acknowledge that the construction of the improvements identified and guaranteed through this Subdivision Improvements Agreement shall follow the inspection, collateral, and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time, and a 2 year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.
9. The Subdividers agree to provide the County with a title insurance commitment at time of final platting evidencing that fee simple title of all lands in the subdivision is vested with the subdividers.
10. The County agrees to approval of the final plat of Lorson Ranch East Filing No. 1 Subdivision subject to the terms and conditions of this Agreement.
11. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.
12. This Agreement shall take effect on the date of approval of the Final Plat by the Board of County Commissioners.
13. The Subdividers agree for themselves and their respective successors and assigns that Subdividers and/or said successors and assigns shall be required to pay road impact fees in accordance with the El Paso County Road Impact Fee Program at or prior to the time of building permit submittals.
13. The Subdividers agree that Tracts A, B, F, H, I and K adjacent to Lorson Boulevard and Fontaine Boulevard shall be reserved for potential public improvements to those roads. Upon dedication or conveyance to Lorson Ranch Metropolitan District No. 1 ("District"), the District will own and maintain these tracts until such time, if any, that the County requests the deeds conveying the portions of these tracts necessary for right-of-way purpose to El Paso County at no cost to the County. El Paso County, its agent(s) or assignee(s) may request the deeds and construct roadway improvements within these tracts at any time at the County's sole discretion. Landscaping allowed to remain within the acquired right-of-way shall continue to be maintained by the District under a Landscape License Agreement allowing maintenance of landscaping within the platted rights-of-way within Lorson Ranch East Filing No. 1.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year below written.

BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

(Date Final Plat Approved)

By: _____
Mark Waller, Chair

ATTEST:

County Clerk and Recorder

Exhibit A – Lorson Ranch East Filing No. 1 Financial Assurance Estimate

Exhibit B – Fontaine Boulevard Bridge and East Fork Jimmy Camp Creek Channel FAE

Exhibit C – Lorson Boulevard Bridge over East Fork Jimmy Camp Creek FAE

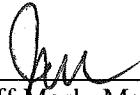
Exhibit D – Lorson Boulevard - Stingray Lane to East Fork Jimmy Camp Creek Bridge FAE

Exhibit E – Fontaine Boulevard and Lamprey Drive Financial Assurance Estimate


SUBDIVIDERS:

Executed this 22nd day of February, 2019, by:

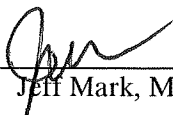
Lorson, LLC

By: 
Jeff Mark, Manager

Lorson Conservation Invest I LLLP

By: 
Jeff Mark, Manager


Lorson LLC, Nominee

By: 
Jeff Mark, Manager

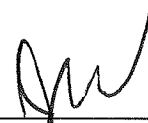
Eagle Development Company

By: 
Jeff Mark, Manager

Murray Fountain, LLC

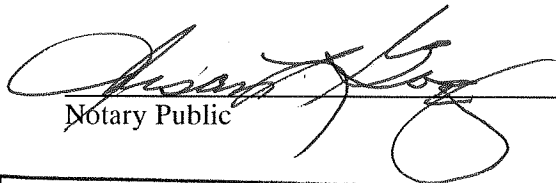
By: 
Jeff Mark, Manager

LORSON RANCH METROPOLITAN DISTRICT

By: 
Jeff Mark, President

Subscribed, sworn to and acknowledged before me this 21st day of February, 2019
by the parties above named.

My commission expires: 3.22.21


Notary Public

SUSAN L. GONZALES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044004607
MY COMMISSION EXPIRES MARCH 22, 2021

Exhibit A

2015 Financial Assurance Estimate Form (with pre-plat construction)

10/15/2015

Project Information	
Lorson Ranch East Filing No. 1 (including early grading)	<u>2/20/2019</u>
Project Name	Date

Section 1 - Grading and Erosion Control BMPs	Quantity	Units	Price	%	Remaining	
				Complete		
Earthwork*	1,000.00	CY	@ \$ 5	= \$ 5,000.00	80.00	\$ 1,000.00 *
Permanent Seeding*	80.00	AC	@ \$ 582	= \$ 46,560.00		\$ 46,560.00 *
Mulching*	80.00	AC	@ \$ 507	= \$ 40,560.00		\$ 40,560.00 *
Permanent Erosion Control Blanket*	12,600.00	SY	@ \$ 6	= \$ 75,600.00		\$ 75,600.00 *
Temporary Erosion Control Blanket		SY	@ \$ 3	= \$		\$ -
Vehicle Tracking Control	2.00	EA	@ \$ 1,625	= \$ 3,250.00		\$ 3,250.00
Safety Fence		LF	@ \$ 3	= \$		\$ -
Silt Fence	5,000.00	LF	@ \$ 4	= \$ 20,000.00	80.00	\$ 4,000.00
Temporary Seeding	40.00	AC	@ \$ 485	= \$ 19,400.00	80.00	\$ 3,880.00
Temporary Mulch	40.00	AC	@ \$ 507	= \$ 20,280.00	80.00	\$ 4,056.00
Erosion Bales	500.00	EA	@ \$ 21	= \$ 10,500.00	80.00	\$ 2,100.00
Erosion Logs		LF	@ \$ 6	= \$		\$ -
Rock Ditch Checks	2.00	EA	@ \$ 100	= \$ 200.00		\$ 200.00
Inlet Protection	15.00	EA	@ \$ 153	= \$ 2,295.00		\$ 2,295.00
Sediment Basin	5.00	EA	@ \$ 1,625	= \$ 8,125.00	80.00	\$ 1,625.00
Concrete Washout Basin	2.00	EA	@ \$ 776	= \$ 1,552.00		\$ 1,552.00
		@	\$	= \$		\$ -
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process.						
Section 1 Subtotal				= \$ 253,322.00		\$ 186,678.00

Section 2 - Public Improvements**	Quantity	Units	Price	%	Remaining	
				Complete		
- Roadway Improvements						
Construction Traffic Control	1.00	LS	@ \$ 5,000	= \$ 5,000.00	80.00	\$ 1,000.00 *
Aggregate Base Course, 6" thick	17,400.00	Tons	@ \$ 18	= \$ 313,200.00	80.00	\$ 62,640.00 *
Asphalt Pavement, 5" thick	13,850.00	Tons	@ \$ 65	= \$ 900,250.00	80.00	\$ 180,050.00 *
Raised Median, Paved		SF	@ \$ 7	= \$		\$ - *
Electrical Conduit, Size =		LF	@ \$ 14	= \$		\$ - *
Traffic Signal, complete intersection		EA	@ \$ 250,000	= \$		\$ - *
Regulatory Sign	35.00	EA	@ \$ 100	= \$ 3,500.00		\$ 3,500.00 *
Advisory Sign		EA	@ \$ 100	= \$		\$ - *
Guide/Street Name Sign	48.00	EA	@ \$ 200	= \$ 9,600.00		\$ 9,600.00 *
Epoxy Pavement Marking	3,000.00	SF	@ \$ 12	= \$ 36,000.00		\$ 36,000.00 *
Thermoplastic Pavement Marking	500.00	SF	@ \$ 22	= \$ 11,000.00		\$ 11,000.00 *
Barricade - Type F	14.00	EA	@ \$ 115	= \$ 1,610.00	80.00	\$ 322.00 *
Delineator (Type I)		EA	@ \$ 21	= \$		\$ - *
Curb and Gutter, Type C (Ramp)	22,400.00	LF	@ \$ 21	= \$ 470,400.00	80.00	\$ 94,080.00 *
Curb and Gutter, Type A (6" Vertical)	9,100.00	LF	@ \$ 16	= \$ 145,600.00	80.00	\$ 29,120.00 *
Curb and Gutter, Type B (Median)		LF	@ \$ 13	= \$		\$ - *
Pedestrian Ramp	494.00	SY	@ \$ 108	= \$ 53,352.00		\$ 53,352.00 *

Cross Pan	980.00	SY	@	\$	\$53	=	\$	51,940.00	80.00	\$	10,388.00	*
Curb Chase		EA	@	\$	\$1,300	=	\$			\$	-	*
Guardrail Type 3 (W-Beam)		LF	@	\$	\$18	=	\$			\$	-	*
Guardrail Type 7 (Concrete)		LF	@	\$	\$67	=	\$			\$	-	*
Guardrail End Anchorage		EA	@	\$	\$1,978	=	\$			\$	-	*
Guardrail Impact Attenuator		EA	@	\$	\$3,564	=	\$			\$	-	*
Sound Barrier Fence		LF	@	\$	\$100	=	\$			\$	-	*
- Storm Drain Improvements												
Concrete Box Culvert (M Standard), Size (W x H)		LF	@	\$		=	\$			\$	-	*
Reinforced Concrete Pipe (RCP)		LF	@	\$	90	=	\$			\$	-	*
18" Reinforced Concrete Pipe	570.00	LF	@	\$	\$69	=	\$	39,330.00	80.00	\$	7,866.00	*
24" Reinforced Concrete Pipe	1,263.00	LF	@	\$	\$84	=	\$	106,092.00	80.00	\$	21,218.40	*
30" Reinforced Concrete Pipe	260.00	LF	@	\$	\$94	=	\$	24,440.00	80.00	\$	4,888.00	*
36" Reinforced Concrete Pipe	1,840.00	LF	@	\$	\$124	=	\$	228,160.00	80.00	\$	45,632.00	*
42" Reinforced Concrete Pipe	52.00	LF	@	\$	\$134	=	\$	6,968.00	80.00	\$	1,393.60	*
48" Reinforced Concrete Pipe	270.00	LF	@	\$	\$178	=	\$	48,060.00	80.00	\$	9,612.00	*
54" Reinforced Concrete Pipe		LF	@	\$	\$182	=	\$			\$	-	*
60" Reinforced Concrete Pipe		LF	@	\$	\$216	=	\$			\$	-	*
66" Reinforced Concrete Pipe		LF	@	\$	\$263	=	\$			\$	-	*
72" Reinforced Concrete Pipe		LF	@	\$	\$283	=	\$			\$	-	*
Corrugated Steel Pipe (CSP) Size		LF	@	\$		=	\$			\$	-	*
18" Corrugated Steel Pipe		LF	@	\$	\$66	=	\$			\$	-	*
24" Corrugated Steel Pipe		LF	@	\$	\$96	=	\$			\$	-	*
30" Corrugated Steel Pipe		LF	@	\$	\$101	=	\$			\$	-	*
36" Corrugated Steel Pipe		LF	@	\$	\$136	=	\$			\$	-	*
42" Corrugated Steel Pipe		LF	@	\$	\$147	=	\$			\$	-	*
48" Corrugated Steel Pipe		LF	@	\$	\$169	=	\$			\$	-	*
54" Corrugated Steel Pipe		LF	@	\$	\$193	=	\$			\$	-	*
60" Corrugated Steel Pipe		LF	@	\$	\$227	=	\$			\$	-	*
66" Corrugated Steel Pipe		LF	@	\$	\$278	=	\$			\$	-	*
72" Corrugated Steel Pipe		LF	@	\$	\$330	=	\$			\$	-	*
78" Corrugated Steel Pipe		LF	@	\$	\$381	=	\$			\$	-	*
84" Corrugated Steel Pipe		LF	@	\$	\$432	=	\$			\$	-	*
Flared End Section (FES) RCP †	2.00	EA	@	\$	800	=	\$	1,600.00	80.00	\$	320.00	*
Flared End Section (FES) CSP †		EA	@	\$		=	\$			\$	-	*
End Treatment- Headwall		EA	@	\$		=	\$			\$	-	*
End Treatment- Wingwall		EA	@	\$		=	\$			\$	-	*
End Treatment - Cutoff Wall		EA	@	\$		=	\$			\$	-	*
Curb Inlet (Type R) L=5', Depth < 5 feet		EA	@	\$	\$3,791	=	\$			\$	-	*
Curb Inlet (Type R) L=5', 5'-10' Depth	2.00	EA	@	\$	\$5,044	=	\$	10,088.00	80.00	\$	2,017.60	*
Curb Inlet (Type R) L=5', 10'-15' Depth		EA	@	\$	\$6,027	=	\$			\$	-	*
Curb Inlet (Type R) L=10', Depth < 5 feet	7.00	EA	@	\$	\$5,528	=	\$	38,696.00	80.00	\$	7,739.20	*
Curb Inlet (Type R) L=10', 5'-10' Depth		EA	@	\$	\$6,694	=	\$			\$	-	*
Curb Inlet (Type R) L=10', 10'-15' Depth		EA	@	\$	\$7,500	=	\$			\$	-	*
Curb Inlet (Type R) L=15', Depth < 5 feet	6.00	EA	@	\$	\$7,923	=	\$	47,538.00	80.00	\$	9,507.60	*
Curb Inlet (Type R) L=15', 5'-10' Depth		EA	@	\$	\$8,000	=	\$			\$	-	*
Curb Inlet (Type R) L=15', 10'-15' Depth		EA	@	\$	\$8,800	=	\$			\$	-	*
Curb Inlet (Type R) L=20', Depth < 5 feet		EA	@	\$	\$8,000	=	\$			\$	-	*
Curb Inlet (Type R) L=20', 5'-10' Depth	4.00	EA	@	\$	\$8,830	=	\$	35,320.00	80.00	\$	7,064.00	*
Curb Inlet (Type R) L=____', ____' - ____' Depth		EA	@	\$		=	\$			\$	-	*
Curb Inlet (Type R) L=____', ____' - ____' Depth		EA	@	\$		=	\$			\$	-	*
Grated Inlet (Type C), < 5' deep		EA	@	\$	\$3,270	=	\$			\$	-	*
Grated Inlet (Type D), < 5' deep		EA	@	\$	\$3,908	=	\$			\$	-	*
Storm Sewer Manhole, Box Base, Depth < 15 feet		EA	@	\$	\$8,592	=	\$			\$	-	*
Storm Sewer Manhole, Slab Base, Depth < 15 feet	17.00	EA	@	\$	\$4,575	=	\$	77,775.00	80.00	\$	15,555.00	*
Geotextile (Erosion Control)		SY	@	\$	\$5	=	\$			\$	-	*
Rip Rap, #50 Size from 6" to 24"	10.00	CY	@	\$	\$98	=	\$	980.00	80.00	\$	196.00	*
Rip Rap, Grouted		CY	@	\$	\$215	=	\$			\$	-	*
Drainage Channel Construction, Size (W x H)		LF	@	\$		=	\$			\$	-	*
Channel Lining, Concrete		CY	@	\$	\$450	=	\$			\$	-	*
Channel Lining, Rip Rap		CY	@	\$	\$98	=	\$			\$	-	*
Channel Lining, Grass		AC	@	\$	\$1,287	=	\$			\$	-	*

Channel Lining, Other Stabilization		SY	@	\$	\$3	=	\$		\$	-	*	
Detention Outlet Structure	2.00	EA	@	\$	30,000	=	\$	60,000.00	50.00	\$	30,000.00 *	
Detention Emergency Spillway	2.00	EA	@	\$	15,000	=	\$	30,000.00	50.00	\$	15,000.00 *	
Permanent Water Quality Facility (Describe)	2.00	EA	@	\$	25,000	=	\$	50,000.00	50.00	\$	25,000.00 *	
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process. † For flared end sections, multiply pipe LF cost by 6										203,009.40		
Section 2 Subtotal									=	\$	2,806,499.00	
											\$	694,061.40 **

Section 3 - Common Development Improvements (Private or District)***	Quantity	Units	Price		% Complete	Remaining
- Roadway Improvements						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
Concrete Sidewalk - 5" THICK	14,970.00	SY	@ \$ \$58	= \$ 868,260.00		\$ 868,260.00
			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
- Storm Drain Improvements						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
- Water System Improvements						
Water Main Pipe (PVC), Size 8"	15,750.00	LF	@ \$ \$94	= \$ 1,480,500.00	100.00	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	@ \$ \$137	= \$		\$ -
Gate Valves, 8"	121.00	EA	@ \$ \$1,852	= \$ 224,092.00	100.00	\$ -
Fire Hydrant Assembly w/ all valves	33.00	EA	@ \$ \$6,430	= \$ 212,190.00	100.00	\$ -
Water Service Line Installation, including tap and valves	303.00	EA	@ \$ 1,253	= \$ 379,659.00	100.00	\$ -
Watermain crossing Marksheffel Road		EA	@ \$	= \$		\$ -
- Sanitary Sewer Improvements						
Sewer Main Pipe (PVC), Size 8"	14,440.00	LF	@ \$ \$94	= \$ 1,357,360.00	100.00	\$ -
Sanitary Sewer Manhole, Depth < 15 feet	42.00	EA	@ \$ \$4,575	= \$ 192,150.00	100.00	\$ -
Sanitary Service Line Installation, complete	303.00	EA	@ \$ 1,516	= \$ 459,348.00	100.00	\$ -
Underdrain	14,440.00	LF	@ \$ 10	= \$ 144,400.00	100.00	\$ -
- Landscaping (if Applicable)						
(List landscaping line items and cost - usually only in case of subdivision specific condition of approval, or PUD)	1.00	EA	@ \$ 44,666	= \$ 44,666.00		\$ 44,666.00
		EA	@ \$	= \$		\$ -
		EA	@ \$	= \$		\$ -
		EA	@ \$	= \$		\$ -
		EA	@ \$	= \$		\$ -
***items in this section are not subject to defect warranty financial assurance						
				Section 3 Subtotal	= \$ 5,362,625.00	912,926.00

Financial Assurance Totals

As-built drawings - (FILL IN IF THERE ARE ANY PUBLICLY-MAINTAINED IMPROVEMENTS) \$ \$6,000
(Inc. survey to verify detention pond volumes.)

Total Construction Financial Assurance \$8,428,446.00

(Sum of all section subtotals)

Total Remaining Construction Financial Assurance 1,799,665.40

(Sum of all section totals less credit for items complete)

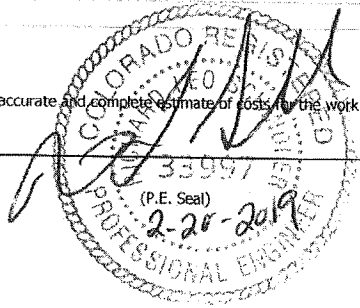
Total Defect Warranty Financial Assurance \$594,843.80

(20% of all items identified as public improvements(*). 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 approved Construction Drawings associated with the Project.

Engineer



Date

A handwritten signature in black ink, appearing to be "Jaw".

Approved by Owner / Applicant

2/20/19

Date

Approved by El Paso County Engineer / ECM Administrator

Date

Exhibit B

2015 Financial Assurance Estimate Form

8/6/2015

Project Information	
Lorson Ranch East- Lorson Boulevard Bridge	2/21/2019
Project Name	

Section 1 - Grading and Erosion Control BMPs	Quantity	Units	Price	=	%	Remaining
					Complete	
Earthwork-	7,500.00	CY	@ \$ 5	=	\$ 37,500.00	100.00 \$ - *
Permanent Seeding*	1.00	AC	@ \$ 582	=	\$ 582.00	100.00 \$ - *
Mulching*	1.00	AC	@ \$ 507	=	\$ 507.00	100.00 \$ - *
Permanent Erosion Control Blanket*		SY	@ \$ 6	=	\$	\$ - *
Temporary Erosion Control Blanket		SY	@ \$ 3	=	\$	\$ -
Vehicle Tracking Control	1.00	EA	@ \$ 1,625	=	\$ 1,625.00	100.00 \$ -
Safety Fence	1,900.00	LF	@ \$ 3	=	\$ 5,700.00	100.00 \$ -
Silt Fence	360.00	LF	@ \$ 4	=	\$ 1,440.00	100.00 \$ -
Temporary Seeding	2.40	AC	@ \$ 485	=	\$ 1,164.00	100.00 \$ -
Temporary Mulch	2.40	AC	@ \$ 507	=	\$ 1,216.80	100.00 \$ -
Erosion Bales		EA	@ \$ 21	=	\$	\$ -
Erosion Logs		LF	@ \$ 6	=	\$	\$ -
Rock Ditch Checks		EA	@ \$	=	\$	\$ -
Inlet Protection		EA	@ \$ 153	=	\$	\$ -
Sediment Basin		EA	@ \$ 1,625	=	\$	\$ -
Concrete Washout Basin	1.00	EA	@ \$ 776	=	\$ 776.00	100.00 \$ -
Stabilized stockpile and staging area	1.00	EA	@ \$ 1,000	=	\$ 1,000.00	100.00 \$ -
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process.						
Section 1 Subtotal				=	\$ 51,510.80	\$ -

Section 2 - Public Improvements**	Quantity	Units	Price	=	%	Remaining
					Complete	
- Roadway Improvements						
Construction Traffic Control		LS	@ \$	=	\$	\$ - *
Aggregate Base Course		Tons	@ \$ 18	=	\$	\$ - *
Asphalt Pavement		Tons	@ \$ 85	=	\$	\$ - *
Raised Median, Paved		SF	@ \$ 7	=	\$	\$ - *
Electrical Conduit, Size =		LF	@ \$ 14	=	\$	\$ - *
Traffic Signal, complete intersection		EA	@ \$ 250,000	=	\$	\$ - *
Regulatory Sign		EA	@ \$ 100	=	\$	\$ - *
Advisory Sign		EA	@ \$ 100	=	\$	\$ - *
Guide/Street Name Sign		EA	@ \$ 50	=	\$	\$ - *
Epoxy Pavement Marking		SF	@ \$ 12	=	\$	\$ - *
Thermoplastic Pavement Marking		SF	@ \$ 22	=	\$	\$ - *
Barricade - Type 3		EA	@ \$ 115	=	\$	\$ - *
Delineator (Type I)		EA	@ \$ 21	=	\$	\$ - *
Curb and Gutter, Type C (Ramp)		LF	@ \$ 21	=	\$	\$ - *
Curb and Gutter, Type A (6" Vertical)		LF	@ \$ 16	=	\$	\$ - *
Curb and Gutter, Type B (Median)		LF	@ \$ 13	=	\$	\$ - *
Pedestrian Ramp		SY	@ \$ 108	=	\$	\$ - *
Concrete Sidewalk		SY	@ \$ 38	=	\$	\$ - *

Cross Pan		SY	@	\$	\$53	=	\$		\$	-	*	
Curb Chase		EA	@	\$	\$1,300	=	\$		\$	-	*	
Guardrail Type 3 (W-Beam)	395.00	LF	@	\$	\$18	=	\$	7,110.00	100.00	\$	-	*
Guardrail Type 7 (Concrete)		LF	@	\$	\$67	=	\$			\$	-	*
Guardrail End Anchorage	4.00	EA	@	\$	\$1,978	=	\$	7,912.00	100.00	\$	-	*
Guardrail Impact Attenuator		EA	@	\$	\$3,564	=	\$			\$	-	*
Sound Barrier Fence		LF	@	\$	\$100	=	\$			\$	-	*
- Storm Drain Improvements												
48-foot clear span precast arch bridge; precast bridge pieces, CIP wingwalls, precast headwalls, guard rails, hand rails, structure excavation and backfill and select backfill. See attachment A.	1.00	ea	@	\$	\$1,055,420	=	\$	1,055,420.00	100.00	\$	-	*
Reinforced Concrete Pipe (RCP)	Size	LF	@	\$		=	\$			\$	-	*
18" Reinforced Concrete Pipe		LF	@	\$	\$69	=	\$			\$	-	*
24" Reinforced Concrete Pipe		LF	@	\$	\$84	=	\$			\$	-	*
30" Reinforced Concrete Pipe		LF	@	\$	\$94	=	\$			\$	-	*
36" Reinforced Concrete Pipe		LF	@	\$	\$124	=	\$			\$	-	*
42" Reinforced Concrete Pipe		LF	@	\$	\$134	=	\$			\$	-	*
48" Reinforced Concrete Pipe		LF	@	\$	\$178	=	\$			\$	-	*
54" Reinforced Concrete Pipe		LF	@	\$	\$182	=	\$			\$	-	*
60" Reinforced Concrete Pipe		LF	@	\$	\$216	=	\$			\$	-	*
66" Reinforced Concrete Pipe		LF	@	\$	\$263	=	\$			\$	-	*
72" Reinforced Concrete Pipe		LF	@	\$	\$283	=	\$			\$	-	*
43"x68" Horiz. Ell. Reinforced Concrete Pipe		LF	@	\$	\$190	=	\$			\$	-	*
Corrugated Steel Pipe (CSP)	Size	LF	@	\$		=	\$			\$	-	*
18" Corrugated Steel Pipe		LF	@	\$	\$66	=	\$			\$	-	*
24" Corrugated Steel Pipe		LF	@	\$	\$96	=	\$			\$	-	*
30" Corrugated Steel Pipe		LF	@	\$	\$101	=	\$			\$	-	*
36" Corrugated Steel Pipe		LF	@	\$	\$136	=	\$			\$	-	*
42" Corrugated Steel Pipe		LF	@	\$	\$147	=	\$			\$	-	*
48" Corrugated Steel Pipe		LF	@	\$	\$169	=	\$			\$	-	*
54" Corrugated Steel Pipe		LF	@	\$	\$193	=	\$			\$	-	*
60" Corrugated Steel Pipe		LF	@	\$	\$227	=	\$			\$	-	*
66" Corrugated Steel Pipe		LF	@	\$	\$278	=	\$			\$	-	*
72" Corrugated Steel Pipe		LF	@	\$	\$330	=	\$			\$	-	*
78" Corrugated Steel Pipe		LF	@	\$	\$381	=	\$			\$	-	*
84" Corrugated Steel Pipe		LF	@	\$	\$432	=	\$			\$	-	*
Flared End Section (FES) RCP 24"		EA	@	\$	\$900	=	\$			\$	-	*
Flared End Section (FES) RCP 30"		EA	@	\$	\$1,000	=	\$			\$	-	*
Flared End Section (FES) RCP 42"		EA	@	\$	\$1,200	=	\$			\$	-	*
Flared End Section (FES) 54-INCH		EA	@	\$	\$1,500	=	\$			\$	-	*
End Treatment- Headwall		EA	@	\$		=	\$			\$	-	*
End Treatment- Wingwall		EA	@	\$		=	\$			\$	-	*
End Treatment - Cutoff Wall		EA	@	\$		=	\$			\$	-	*
Curb Inlet (Type R) L=5', Depth < 5 feet		EA	@	\$	\$3,791	=	\$			\$	-	*
Curb Inlet (Type R) L=5', 5'-10' Depth		EA	@	\$	\$5,044	=	\$			\$	-	*
Curb Inlet (Type R) L =5' , 10'-15' Depth		EA	@	\$	\$6,027	=	\$			\$	-	*
Curb Inlet (Type R) L =10', Depth < 5 feet		EA	@	\$	\$5,528	=	\$			\$	-	*
Curb Inlet (Type R) L =10' , 5'-10' Depth		EA	@	\$	\$6,694	=	\$			\$	-	*
Curb Inlet (Type R) L =10' , 10'-15' Depth		EA	@	\$	\$7,500	=	\$			\$	-	*
Curb Inlet (Type R) L =15' , Depth < 5 feet		EA	@	\$	\$7,923	=	\$			\$	-	*
Curb Inlet (Type R) L =15' , 5'-10' Depth		EA	@	\$	\$8,000	=	\$			\$	-	*
Curb Inlet (Type R) L =15' , 10'-15' Depth		EA	@	\$	\$8,800	=	\$			\$	-	*
Curb Inlet (Type R) L =20' , Depth < 5 feet		EA	@	\$	\$8,000	=	\$			\$	-	*
Curb Inlet (Type R) L =20' , 5'-10' Depth		EA	@	\$	\$8,830	=	\$			\$	-	*
Curb Inlet (Type R) L =25' , <5' Depth		EA	@	\$	\$9,000	=	\$			\$	-	*
Curb Inlet (Type R) L =25' , 5' - 10' Depth		EA	@	\$	\$10,000	=	\$			\$	-	*
Curb Inlet (Type R Modified) L =25' , 5' - 10' Depth		EA	@	\$	\$13,500	=	\$			\$	-	*
Grated Inlet (Type C), < 5' deep		EA	@	\$	\$3,270	=	\$			\$	-	*
Grated Inlet (Type D), < 5' deep		EA	@	\$	\$3,908	=	\$			\$	-	*
Storm Sewer Manhole, Box Base, Depth < 15 feet		EA	@	\$	\$8,592	=	\$			\$	-	*

Storm Sewer Manhole, Slab Base, Depth < 15 feet	EA	@	\$	\$4,575	=	\$	\$	-	*
Geotextile (Erosion Control)	SY	@	\$	\$5	=	\$	\$	-	*
Rip Rap, d50 Size from 6" to 24"	CY	@	\$	\$98	=	\$	\$	-	*
Rip Rap, Grouted	CY	@	\$	\$215	=	\$	\$	-	*
Drainage Channel Construction, Size (W x H)	LF	@	\$		=	\$	\$	-	*
Channel Lining, Concrete (Trickle Channel)	CY	@	\$	\$450	=	\$	\$	-	*
Channel Lining, Rip Rap	CY	@	\$	\$98	=	\$	\$	-	*
Channel Lining, Grass	AC	@	\$	\$1,287	=	\$	\$	-	*
Concrete Cutoff Wall (30" RCP FES)	EA	@	\$	\$500	=	\$	\$	-	*
Detention Outlet Structure	EA	@	\$	\$12,000	=	\$	\$	-	*
Detention Emergency Spillway	EA	@	\$	\$18,300	=	\$	\$	-	*
Presedimentation Forebay	EA	@	\$	\$7,000	=	\$	\$	-	*
Gravel Maintenance Access Trail	SY	@	\$	\$20	=	\$	\$	-	*
Type II Bedding	CY	@	\$	\$35	=	\$	\$	-	*
Detention Basin Seeding and Mulch	AC	@	\$	\$520	=	\$	\$	-	*
Permanent Water Quality Facility (Describe)	EA	@	\$		=	\$	\$	-	*
	EA	@	\$		=	\$	\$	-	*
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process. † For flared end sections, multiply pipe LF cost by 6									
Section 2 Subtotal					=	\$	1,070,442.00		**

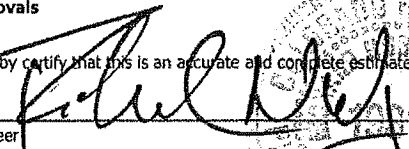
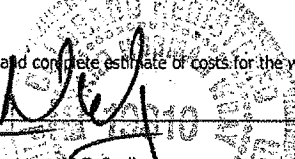
Section 3 - Common Development Improvements (Private or District)***	Quantity	Units	Price		% Complete	Remaining
- Roadway Improvements						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
Concrete Sidewalk		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
- Storm Drain Improvements						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
Type M soil/riprap bank lining	2,930.00	@	65	=	190,450.00	100.00 \$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
- Water System Improvements						
Water Main Pipe (PVC), Size 6"		LF @	\$ 94	=	\$	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF @	\$ 137	=	\$	\$ -
Water Main Pipe (PVC), Size 12"		LF @	\$ 122	=	\$	\$ -
Gate Valves, 6"		EA @	\$ 1,852	=	\$	\$ -
Gate Valves, 12"		EA @	\$ 2,400	=	\$	\$ -
Fire Hydrant Assembly w/ all valves		EA @	\$ 6,430	=	\$	\$ -
Water Service Line Installation, including tap and valves		EA @	\$ 1,253	=	\$	\$ -
Fire Cistem Installation, complete		EA @	\$	=	\$	\$ -
- Sanitary Sewer Improvements						
Sewer Main Pipe (PVC), Size 8"		LF @	\$ 94	=	\$	\$ -
Sewer Main Pipe (PVC), Size 12"		LF @	\$ 165	=	\$	\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA @	\$ 4,575	=	\$	\$ -
Sanitary Service Line Installation, complete		EA @	\$ 1,516	=	\$	\$ -
Sanitary Sewer Lift Station, complete		EA @	\$	=	\$	\$ -
- Landscaping (if Applicable)						
(List landscaping line items and cost - usually only in case of subdivision specific condition of approval, or PUD)		EA @	\$	=	\$	\$ -
		EA @	\$	=	\$	\$ -
		EA @	\$	=	\$	\$ -
		EA @	\$	=	\$	\$ -
		EA @	\$	=	\$	\$ -
***items in this section are not subject to defect warranty financial assurance						
Section 3 Subtotal				=	\$ 190,450.00	

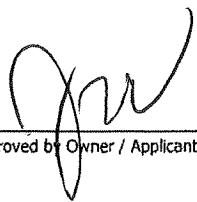
Financial Assurance Totals

As-built drawings - (FILL IN IF THERE ARE ANY PUBLICLY-MAINTAINED IMPROVEMENTS)	\$	\$4,000
(Inc. survey to verify detention pond volumes.)	Total Construction Financial Assurance	\$1,316,402.80
	(Sum of all section subtotals)	
	Total Remaining Construction Financial Assurance	225,806.20
	(Sum of all section totals less credit for items complete)	
	Total Defect Warranty Financial Assurance	\$221,806.20
	(20% of all items identified as public improvements(*). 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 approved Construction Drawings associated with the Project.

  Date 2/25/19

 Date 2-25-19

Approved by El Paso County Engineer / ECM Administrator Date

Exhibit C

2015 Financial Assurance
Estimate Form

8/6/2015

Project Information	
Lorson Ranch East	2/7/2019
Project Name	

Section 1 - Grading and Erosion Control BMPs	Quantity	Units	Price	%	Remaining
				Complete	
Earthwork-		CY @	\$ 5	= \$	\$ - *
Permanent Seeding*		AC @	\$ 582	= \$	\$ - *
Mulching*		AC @	\$ 507	= \$	\$ - *
Permanent Erosion Control Blanket*		SY @	\$ 6	= \$	\$ - *
Temporary Erosion Control Blanket		SY @	\$ 3	= \$	\$ -
Vehicle Tracking Control		EA @	\$ 1,625	= \$	\$ -
Safety Fence		LF @	\$ 3	= \$	\$ -
Silt Fence		LF @	\$ 4	= \$	\$ -
Temporary Seeding		AC @	\$ 485	= \$	\$ -
Temporary Mulch		AC @	\$ 507	= \$	\$ -
Erosion Bales		EA @	\$ 21	= \$	\$ -
Erosion Logs		LF @	\$ 6	= \$	\$ -
Rock Ditch Checks		EA @	\$	= \$	\$ -
Inlet Protection		EA @	\$ 153	= \$	\$ -
Sediment Basin		EA @	\$ 1,625	= \$	\$ -
Concrete Washout Basin		EA @	\$ 776	= \$	\$ -
Stabilized stockpile and staging area		EA @	\$ 1,000	= \$	\$ -
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process.					
Section 1 Subtotal				= \$	\$ -

Section 2 - Public Improvements**	Quantity	Units	Price	%	Remaining
				Complete	
- Roadway Improvements					
Construction Traffic Control		LS @	\$	= \$	\$ - *
Aggregate Base Course		Tons @	\$ 18	= \$	\$ - *
Asphalt Pavement		Tons @	\$ 65	= \$	\$ - *
Raised Median, Paved		SF @	\$ 7	= \$	\$ - *
Electrical Conduit, Size =		LF @	\$ 14	= \$	\$ - *
Traffic Signal, complete intersection		EA @	\$ 250,000	= \$	\$ - *
Regulatory Sign		EA @	\$ 100	= \$	\$ - *
Advisory Sign		EA @	\$ 100	= \$	\$ - *
Guide/Street Name Sign		EA @	\$ 50	= \$	\$ - *
Epoxy Pavement Marking		SF @	\$ 12	= \$	\$ - *
Thermoplastic Pavement Marking		SF @	\$ 22	= \$	\$ - *
Barricade - Type 3		EA @	\$ 115	= \$	\$ - *
Delineator (Type I)		EA @	\$ 21	= \$	\$ - *
Curb and Gutter, Type C (Ramp)		LF @	\$ 21	= \$	\$ - *
Curb and Gutter, Type A (6" Vertical)		LF @	\$ 16	= \$	\$ - *
Curb and Gutter, Type B (Median)		LF @	\$ 13	= \$	\$ - *
Pedestrian Ramp		SY @	\$ 108	= \$	\$ - *
Concrete Sidewalk		SY @	\$ 38	= \$	\$ - *

Cross Pan		SY	@	\$	\$53	=	\$		\$	-	*	
Curb Chase		EA	@	\$	\$1,300	=	\$		\$	-	*	
Guardrail Type 3 (W-Beam)		LF	@	\$	\$18	=	\$		\$	-	*	
Guardrail Type 7 (Concrete)		LF	@	\$	\$67	=	\$		\$	-	*	
Guardrail End Anchorage		EA	@	\$	\$1,978	=	\$		\$	-	*	
Guardrail Impact Attenuator		EA	@	\$	\$3,564	=	\$		\$	-	*	
48-foot clear span precast arch bridge inclusive of mobilization, precast bridge pieces, wingwalls, headwalls, guard rails, hand rails, structure excavation and backfill, select backfill, erosion control BMP's and revegetation. (See attachment A)	1.00	LF	@	\$	\$1,439,998	=	\$	1,439,998.00	100.00	\$	-	*
- Storm Drain Improvements												
Reinforced Concrete Pipe (RCP)	Size	LF	@	\$		=	\$		\$	-	*	
18" Reinforced Concrete Pipe		LF	@	\$	\$69	=	\$		\$	-	*	
24" Reinforced Concrete Pipe		LF	@	\$	\$84	=	\$		\$	-	*	
30" Reinforced Concrete Pipe		LF	@	\$	\$94	=	\$		\$	-	*	
36" Reinforced Concrete Pipe		LF	@	\$	\$124	=	\$		\$	-	*	
42" Reinforced Concrete Pipe		LF	@	\$	\$134	=	\$		\$	-	*	
48" Reinforced Concrete Pipe		LF	@	\$	\$178	=	\$		\$	-	*	
54" Reinforced Concrete Pipe		LF	@	\$	\$182	=	\$		\$	-	*	
60" Reinforced Concrete Pipe		LF	@	\$	\$216	=	\$		\$	-	*	
66" Reinforced Concrete Pipe		LF	@	\$	\$263	=	\$		\$	-	*	
72" Reinforced Concrete Pipe		LF	@	\$	\$283	=	\$		\$	-	*	
43"x68" Horiz. Ell. Reinforced Concrete Pipe		LF	@	\$	\$190	=	\$		\$	-	*	
Corrugated Steel Pipe (CSP)	Size	LF	@	\$		=	\$		\$	-	*	
18" Corrugated Steel Pipe		LF	@	\$	\$66	=	\$		\$	-	*	
24" Corrugated Steel Pipe		LF	@	\$	\$96	=	\$		\$	-	*	
30" Corrugated Steel Pipe		LF	@	\$	\$101	=	\$		\$	-	*	
36" Corrugated Steel Pipe		LF	@	\$	\$136	=	\$		\$	-	*	
42" Corrugated Steel Pipe		LF	@	\$	\$147	=	\$		\$	-	*	
48" Corrugated Steel Pipe		LF	@	\$	\$169	=	\$		\$	-	*	
54" Corrugated Steel Pipe		LF	@	\$	\$193	=	\$		\$	-	*	
60" Corrugated Steel Pipe		LF	@	\$	\$227	=	\$		\$	-	*	
66" Corrugated Steel Pipe		LF	@	\$	\$278	=	\$		\$	-	*	
72" Corrugated Steel Pipe		LF	@	\$	\$330	=	\$		\$	-	*	
78" Corrugated Steel Pipe		LF	@	\$	\$381	=	\$		\$	-	*	
84" Corrugated Steel Pipe		LF	@	\$	\$432	=	\$		\$	-	*	
Flared End Section (FES) RCP 24"		EA	@	\$	\$900	=	\$		\$	-	*	
Flared End Section (FES) RCP 30"		EA	@	\$	\$1,000	=	\$		\$	-	*	
Flared End Section (FES) RCP 42"		EA	@	\$	\$1,200	=	\$		\$	-	*	
Flared End Section (FES) 54-INCH		EA	@	\$	\$1,500	=	\$		\$	-	*	
End Treatment- Headwall		EA	@	\$		=	\$		\$	-	*	
End Treatment- Wingwall		EA	@	\$		=	\$		\$	-	*	
End Treatment - Cutoff Wall		EA	@	\$		=	\$		\$	-	*	
Curb Inlet (Type R) L=5', Depth < 5 feet		EA	@	\$	\$3,791	=	\$		\$	-	*	
Curb Inlet (Type R) L=5', 5'-10' Depth		EA	@	\$	\$5,044	=	\$		\$	-	*	
Curb Inlet (Type R) L=5', 10'-15' Depth		EA	@	\$	\$6,027	=	\$		\$	-	*	
Curb Inlet (Type R) L=10', Depth < 5 feet		EA	@	\$	\$5,528	=	\$		\$	-	*	
Curb Inlet (Type R) L=10', 5'-10' Depth		EA	@	\$	\$6,694	=	\$		\$	-	*	
Curb Inlet (Type R) L=10', 10'-15' Depth		EA	@	\$	\$7,500	=	\$		\$	-	*	
Curb Inlet (Type R) L=15', Depth < 5 feet		EA	@	\$	\$7,923	=	\$		\$	-	*	
Curb Inlet (Type R) L=15', 5'-10' Depth		EA	@	\$	\$8,000	=	\$		\$	-	*	
Curb Inlet (Type R) L=15', 10'-15' Depth		EA	@	\$	\$8,800	=	\$		\$	-	*	
Curb Inlet (Type R) L=20', Depth < 5 feet		EA	@	\$	\$8,000	=	\$		\$	-	*	
Curb Inlet (Type R) L=20', 5'-10' Depth		EA	@	\$	\$8,830	=	\$		\$	-	*	
Curb Inlet (Type R) L=25', <5' Depth		EA	@	\$	\$9,000	=	\$		\$	-	*	
Curb Inlet (Type R) L=25', 5' - 10' Depth		EA	@	\$	\$10,000	=	\$		\$	-	*	
Curb Inlet (Type R Modified) L=25', 5' - 10' Depth		EA	@	\$	\$13,500	=	\$		\$	-	*	
Grated Inlet (Type C), < 5' deep		EA	@	\$	\$3,270	=	\$		\$	-	*	
Grated Inlet (Type D), < 5' deep		EA	@	\$	\$3,908	=	\$		\$	-	*	
Storm Sewer Manhole, Box Base, Depth < 15 feet		EA	@	\$	\$8,592	=	\$		\$	-	*	
Storm Sewer Manhole, Slab Base, Depth < 15 feet		EA	@	\$	\$4,575	=	\$		\$	-	*	
Geotextile (Erosion Control)		SY	@	\$	\$5	=	\$		\$	-	*	

Rip Rap, d50 Size from 6" to 24"	CY	@	\$	\$98	=	\$	\$	-	*
Rip Rap, Grouted	CY	@	\$	\$215	=	\$	\$	-	*
Drainage Channel Construction, Size (W x H)	LF	@	\$		=	\$	\$	-	*
Channel Lining, Concrete (Trickle Channel)	CY	@	\$	\$450	=	\$	\$	-	*
Channel Lining, Rip Rap	CY	@	\$	\$98	=	\$	\$	-	*
Channel Lining, Grass	AC	@	\$	\$1,287	=	\$	\$	-	*
Concrete Cutoff Wall (30" RCP FES)	EA	@	\$	\$500	=	\$	\$	-	*
Detention Outlet Structure	EA	@	\$	\$12,000	=	\$	\$	-	*
Detention Emergency Spillway	EA	@	\$	\$18,300	=	\$	\$	-	*
Presedimentation Forebay	EA	@	\$	\$7,000	=	\$	\$	-	*
Gravel Maintenance Access Trail	SY	@	\$	\$20	=	\$	\$	-	*
Type II Bedding	CY	@	\$	\$35	=	\$	\$	-	*
Detention Basin Seeding and Mulch	AC	@	\$	\$520	=	\$	\$	-	*
Permanent Water Quality Facility (Describe)	EA	@	\$		=	\$	\$	-	*
	EA	@	\$		=	\$	\$	-	*
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process. † For flared end sections, multiply pipe LF cost by 6									
					=		1,439,998.00		**
Section 2 Subtotal						\$			

Section 3 - Common Development Improvements (Private or District)***	Quantity	Units	Price		% Complete	Remaining
- Roadway Improvements						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
Concrete Sidewalk		@	\$ 338	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
- Storm Drain Improvements						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
effice drainageway stabilization and grade inclusive of mobilization, clearing and grubbing, earthwork, erosion control BMP's, soil riprap, concrete cut-off walls, grouted sloping drops and revegetation. (See Attachment A)	1.00	@	\$ 861,691	=	\$ 861,691.00	100.00 \$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
- Water System Improvements						
Water Main Pipe (PVC), Size 6"		LF @	\$ 94	=	\$	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF @	\$ 137	=	\$	\$ -
Water Main Pipe (PVC), Size 12"		LF @	\$ 122	=	\$	\$ -
Gate Valves, 6"		EA @	\$ 1,852	=	\$	\$ -
Gate Valves, 12"		EA @	\$ 2,400	=	\$	\$ -
Fire Hydrant Assembly w/ all valves		EA @	\$ 6,430	=	\$	\$ -
Water Service Line Installation, including tap and valves		EA @	\$ 1,253	=	\$	\$ -
Fire Cistern Installation, complete		EA @	\$	=	\$	\$ -
- Sanitary Sewer Improvements						
Sewer Main Pipe (PVC), Size 6"		LF @	\$ 94	=	\$	\$ -
Sewer Main Pipe (PVC), Size 12"		LF @	\$ 165	=	\$	\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA @	\$ 4,575	=	\$	\$ -
Sanitary Service Line Installation, complete		EA @	\$ 1,516	=	\$	\$ -
Sanitary Sewer Lift Station, complete		EA @	\$	=	\$	\$ -
- Landscaping (If Applicable)						
(List landscaping line items and cost - usually only in case of subdivision specific condition of approval, or PUD)		EA @	\$	=	\$	\$ -
		EA @	\$	=	\$	\$ -
		EA @	\$	=	\$	\$ -
		EA @	\$	=	\$	\$ -
		EA @	\$	=	\$	\$ -
***Items in this section are not subject to defect warranty financial assurance						
Section 3 Subtotal:				=	\$ 861,691.00	

Financial Assurance Totals

As-built drawings - (FILL IN IF THERE ARE ANY PUBLICLY-MAINTAINED IMPROVEMENTS) \$ 4,000
(Inc. survey to verify detention pond volumes.) **Total Construction Financial Assurance** \$2,305,689.00

(Sum of all section subtotals)

Total Remaining Construction Financial Assurance 291,999.60

(Sum of all section totals less credit for items complete)

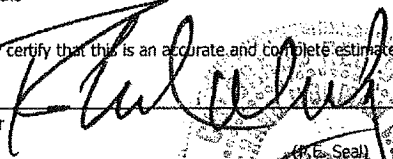
Total Defect Warranty Financial Assurance \$287,999.60

(20% of all items identified as public improvements(*). To be collateralized at time of preliminary acceptance)

Approvals

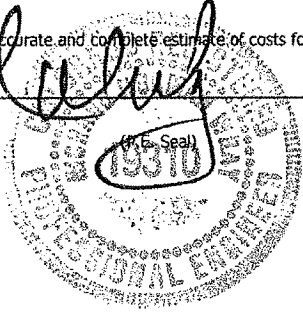
I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the approved Construction Drawings associated with the Project.

Engineer



Date

2/25/19



Approved by Owner / Applicant



Date

2-25-19

Approved by El Paso County Engineer / ECM Administrator

Date

Exhibit D

2015 Financial Assurance

10/15/2015

Estimate Form (with pre-plate construction)

Project Information	
Lorson Boulevard - JCC to Stingray	2/13/2019
Project Name	Date

Section 1 - Grading and Erosion Control BMPs - CDR18x	Quantity	Units	Price	%	Remaining	
				Complete		
Earthwork*	5,000.00	CY @	\$ 5	= \$ 25,000.00	80.00	\$ 5,000.00 *
Permanent Seeding*	4.00	AC @	\$ 582	= \$ 2,328.00		\$ 2,328.00 *
Mulching*	4.00	AC @	\$ 507	= \$ 2,028.00		\$ 2,028.00 *
Permanent Erosion Control Blanket*	170.00	SY @	\$ 6	= \$ 1,020.00		\$ 1,020.00 *
Temporary Erosion Control Blanket		SY @	\$ 3	= \$ -		\$ -
Vehicle Tracking Control	1.00	EA @	\$ 1,625	= \$ 1,625.00		\$ 1,625.00
Safety Fence		LF @	\$ 3	= \$ -		\$ -
Silt Fence	1,000.00	LF @	\$ 4	= \$ 4,000.00	80.00	\$ 800.00
Temporary Seeding		AC @	\$ 485	= \$ -		\$ -
Temporary Mulch		AC @	\$ 507	= \$ -		\$ -
Erosion Bales		EA @	\$ 21	= \$ -		\$ -
Erosion Logs	100.00	LF @	\$ 6	= \$ 600.00		\$ 600.00
Rock Ditch Checks		EA @	\$ 4,000	= \$ -		\$ -
Inlet Protection	6.00	EA @	\$ 153	= \$ 918.00		\$ 918.00
Sediment Basin		EA @	\$ 1,625	= \$ -		\$ -
Concrete Washout Basin	1.00	EA @	\$ 776	= \$ 776.00		\$ 776.00
		@	\$ -	= \$ -		\$ -
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process.						
Section 1 Subtotal				= \$ 38,295.00		\$ 15,095.00

Section 2 - Public Improvements**	Quantity	Units	Price	%	Remaining	
				Complete		
- Roadway Improvements						
Construction Traffic Control		LS @	\$ 5,000	= \$ -		\$ - *
Aggregate Base Course, 6" thick	3,400.00	Tons @	\$ 18	= \$ 61,200.00		\$ 61,200.00 *
Asphalt Pavement, 5" thick	2,800.00	Tons @	\$ 65	= \$ 182,000.00		\$ 182,000.00 *
Raised Median, Paved		SF @	\$ 7	= \$ -		\$ - *
Electrical Conduit, Size =		LF @	\$ 14	= \$ -		\$ - *
Traffic Signal, complete intersection		EA @	\$ 250,000	= \$ -		\$ - *
Regulatory Sign	9.00	EA @	\$ 100	= \$ 900.00		\$ 900.00 *
Advisory Sign		EA @	\$ 100	= \$ -		\$ - *
Guide/Street Name Sign	6.00	EA @	\$ 200	= \$ 1,200.00		\$ 1,200.00 *
Epoxy Pavement Marking	8,100.00	SF @	\$ 12	= \$ 97,200.00		\$ 97,200.00 *
Thermoplastic Pavement Marking	165.00	SF @	\$ 22	= \$ 3,630.00		\$ 3,630.00 *
Barricade - Type F	2.00	EA @	\$ 115	= \$ 230.00		\$ 230.00 *
Delineator (Type I)		EA @	\$ 21	= \$ -		\$ - *
Curb and Gutter, Type C (Ramp)		LF @	\$ 21	= \$ -		\$ - *
Curb and Gutter, Type A (6" Vertical)	4,800.00	LF @	\$ 16	= \$ 76,800.00	80.00	\$ 15,360.00 *
Curb and Gutter, Type B (Median)		LF @	\$ 13	= \$ -		\$ - *
Pedestrian Ramp	65.00	SY @	\$ 108	= \$ 7,020.00		\$ 7,020.00 *

Cross Pan	85.00	SY	@	\$ 53	=	\$ 4,505.00		\$ 4,505.00	*
Curb Chase			EA	@ \$ 1,300	=	\$		\$ -	*
Guardrail Type 3 (W-Beam)			LF	@ \$ 18	=	\$		\$ -	*
Guardrail Type 7 (Concrete)			LF	@ \$ 67	=	\$		\$ -	*
Guardrail End Anchorage			EA	@ \$ 1,978	=	\$		\$ -	*
Guardrail Impact Attenuator			EA	@ \$ 3,564	=	\$		\$ -	*
Jimmy Camp Creek Bridge (260' long)			LS	@ \$	=	\$		\$ -	*
- Storm Drain Improvements									
Concrete Box Culvert (M Standard), Size (W x H)			LF	@ \$	=	\$		\$ -	*
Reinforced Concrete Pipe (RCP) 24" HERC			LF	@ \$ 90	=	\$		\$ -	*
18" Reinforced Concrete Pipe	44.00		LF	@ \$ 69	=	\$ 3,036.00	80.00	\$ 607.20	*
24" Reinforced Concrete Pipe	88.00		LF	@ \$ 84	=	\$ 7,392.00	80.00	\$ 1,478.40	*
30" Reinforced Concrete Pipe			LF	@ \$ 94	=	\$		\$ -	*
36" Reinforced Concrete Pipe			LF	@ \$ 124	=	\$		\$ -	*
42" Reinforced Concrete Pipe			LF	@ \$ 134	=	\$		\$ -	*
48" Reinforced Concrete Pipe			LF	@ \$ 178	=	\$		\$ -	*
54" Reinforced Concrete Pipe			LF	@ \$ 182	=	\$		\$ -	*
60" Reinforced Concrete Pipe			LF	@ \$ 216	=	\$		\$ -	*
66" Reinforced Concrete Pipe			LF	@ \$ 263	=	\$		\$ -	*
72" Reinforced Concrete Pipe			LF	@ \$ 283	=	\$		\$ -	*
Corrugated Steel Pipe (CSP) Size			LF	@ \$	=	\$		\$ -	*
18" Corrugated Steel Pipe			LF	@ \$ 66	=	\$		\$ -	*
24" Corrugated Steel Pipe			LF	@ \$ 96	=	\$		\$ -	*
30" Corrugated Steel Pipe			LF	@ \$ 101	=	\$		\$ -	*
36" Corrugated Steel Pipe			LF	@ \$ 136	=	\$		\$ -	*
42" Corrugated Steel Pipe			LF	@ \$ 147	=	\$		\$ -	*
48" Corrugated Steel Pipe			LF	@ \$ 169	=	\$		\$ -	*
54" Corrugated Steel Pipe			LF	@ \$ 193	=	\$		\$ -	*
60" Corrugated Steel Pipe			LF	@ \$ 227	=	\$		\$ -	*
66" Corrugated Steel Pipe			LF	@ \$ 278	=	\$		\$ -	*
72" Corrugated Steel Pipe			LF	@ \$ 330	=	\$		\$ -	*
78" Corrugated Steel Pipe			LF	@ \$ 381	=	\$		\$ -	*
84" Corrugated Steel Pipe			LF	@ \$ 432	=	\$		\$ -	*
Flared End Section (FES) RCP †			EA	@ \$ 800	=	\$		\$ -	*
Flared End Section (FES) CSP †			EA	@ \$	=	\$		\$ -	*
End Treatment- Headwall			EA	@ \$	=	\$		\$ -	*
End Treatment- Wingwall			EA	@ \$	=	\$		\$ -	*
End Treatment - Cutoff Wall			EA	@ \$	=	\$		\$ -	*
Curb Inlet (Type R) L=5', Depth < 5 feet			EA	@ \$ 3,791	=	\$		\$ -	*
Curb Inlet (Type R) L=5', 5'-10' Depth			EA	@ \$ 5,044	=	\$		\$ -	*
Curb Inlet (Type R) L =5' , 10'-15' Depth			EA	@ \$ 6,027	=	\$		\$ -	*
Curb Inlet (Type R) L =10', Depth < 5 feet			EA	@ \$ 5,528	=	\$		\$ -	*
Curb Inlet (Type R) L =10' , 5'-10' Depth			EA	@ \$ 6,694	=	\$		\$ -	*
Curb Inlet (Type R) L =10' , 10'-15' Depth			EA	@ \$ 7,500	=	\$		\$ -	*
Curb Inlet (Type R) L =15' , Depth < 5 feet			EA	@ \$ 7,923	=	\$		\$ -	*
Curb Inlet (Type R) L =15' , 5'-10' Depth	1.00		EA	@ \$ 8,000	=	\$ 8,000.00	80.00	\$ 1,600.00	*
Curb Inlet (Type R) L =15' , 10'-15' Depth			EA	@ \$ 8,800	=	\$		\$ -	*
Curb Inlet (Type R) L =20' , Depth < 5 feet			EA	@ \$ 8,000	=	\$		\$ -	*
Curb Inlet (Type R) L =20' , 5'-10' Depth	1.00		EA	@ \$ 8,830	=	\$ 8,830.00	80.00	\$ 1,766.00	*
Curb Inlet (Type R) L = ___' , ___' - ___' Depth			EA	@ \$	=	\$		\$ -	*
Curb Inlet (Type R) L = ___' , ___' - ___' Depth			EA	@ \$	=	\$		\$ -	*
Grated Inlet (Type C), < 5' deep			EA	@ \$ 3,270	=	\$		\$ -	*
Grated Inlet (Type D), < 5' deep			EA	@ \$ 3,908	=	\$		\$ -	*
Storm Sewer Manhole, Box Base, Depth < 15 feet			EA	@ \$ 8,592	=	\$		\$ -	*
Storm Sewer Manhole, Slab Base, Depth < 15 feet			EA	@ \$ 4,575	=	\$		\$ -	*
Geotextile (Erosion Control)			SY	@ \$ 5	=	\$		\$ -	*
Rip Rap, d50 Size from 6" to 24"	12.00		CY	@ \$ 98	=	\$ 1,176.00		\$ 1,176.00	*
Rip Rap, Grouted			CY	@ \$ 215	=	\$		\$ -	*
Drainage Channel Construction, Size (W x H)			LF	@ \$	=	\$		\$ -	*
Channel Lining, Concrete			CY	@ \$ 450	=	\$		\$ -	*
Channel Lining, Rip Rap			CY	@ \$ 98	=	\$		\$ -	*
Channel Lining, Grass			AC	@ \$ 1,287	=	\$		\$ -	*

Channel Lining, Other Stabilization		SY	@	\$ 33	=	\$		\$ -	*
Detention Outlet Structure		EA	@	\$ 20,000	=	\$		\$ -	*
Detention Emergency Spillway		EA	@	\$ 15,000	=	\$		\$ -	*
Permanent Water Quality Facility (Describe)	1.00	EA	@	\$ 10,000	=	\$ 10,000.00	80.00	\$ 2,000.00	*
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process. † For flared end sections, multiply pipe LF cost by 6								8,627.60	
Section 2 Subtotal						\$	473,119.00	381,872.60	**

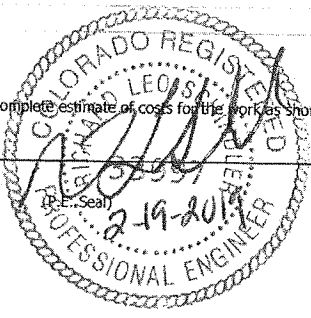
Section 3 - Common Development Improvements (Private or District)***	Quantity	Units	Price			% Complete	Remaining
- Roadway Improvements							
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)			@	\$	=	\$	\$ -
			@	\$	=	\$	\$ -
			@	\$	=	\$	\$ -
Concrete Sidewalk, 4" thick	2,116.00	SY	@	\$ 38	=	\$ 80,408.00	\$ 80,408.00
			@	\$	=	\$	\$ -
			@	\$	=	\$	\$ -
- Storm Drain Improvements							
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)			@	\$	=	\$	\$ -
			@	\$	=	\$	\$ -
			@	\$	=	\$	\$ -
			@	\$	=	\$	\$ -
			@	\$	=	\$	\$ -
			@	\$	=	\$	\$ -
- Water System Improvements							
Water Main Pipe (PVC), Size 8"	2,400.00	LF	@	\$ 94	=	\$ 225,600.00	100.00
Water Main Pipe (Ductile Iron), Size 8"		LF	@	\$ 137	=	\$	
Gate Valves, 8"	8.00	EA	@	\$ 1,852	=	\$ 14,816.00	100.00
Fire Hydrant Assembly w/ all valves	1.00	EA	@	\$ 6,430	=	\$ 6,430.00	100.00
Water Service Line Installation, including tap and valves		EA	@	\$ 1,253	=	\$	
		EA	@	\$	=	\$	
- Sanitary Sewer Improvements							
Sewer Main Pipe (PVC), Size 8"		LF	@	\$ 94	=	\$	\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	@	\$ 4,575	=	\$	\$ -
Sanitary Service Line Installation, complete		EA	@	\$ 1,516	=	\$	\$ -
Sanitary Sewer Lift Station, complete		EA	@	\$	=	\$	\$ -
- Landscaping (If Applicable)							
(List landscaping line items and cost - usually only in case of subdivision specific condition of approval, or PUD)		EA	@	\$	=	\$	\$ -
		EA	@	\$	=	\$	\$ -
		EA	@	\$	=	\$	\$ -
		EA	@	\$	=	\$	\$ -
		EA	@	\$	=	\$	\$ -
***items in this section are not subject to defect warranty financial assurance							
				Section 3 Subtotal	=	\$ 327,254.00	80,408.00

Financial Assurance Totals

As-built drawings - (FILL IN IF THERE ARE ANY PUBLICLY-MAINTAINED IMPROVEMENTS) (Inc. survey to verify detention pond volumes.)	\$	\$5,000
Total Construction Financial Assurance		\$843,668.00
(Sum of all section subtotals)		
Total Remaining Construction Financial Assurance		482,375.60
(Sum of all section totals less credit for items complete)		
Total Defect Warranty Financial Assurance		\$100,699.00
(20% of all items identified as public improvements(**). To be collateralized at time of preliminary acceptance)		

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the works shown on the approved Construction Drawings associated with the Project.



Engineer Date

[Signature] _____
Approved by Owner / Applicant Date 2/19/19

Approved by El Paso County Engineer / ECM Administrator Date

Exhibit E

2015 Financial Assurance Estimate Form (with pre-plate construction)

10/15/2015

Project Information	
Fontaine Blvd & Lamprey Drive	2/20/2019
Project Name	Date

Section 1 - Grading and Erosion Control BMPs - PUDSP-16-003	Quantity	Units	Price	%	Remaining
				Complete	
Earthwork*		CY @	\$ 5 = \$		\$ - *
Permanent Seeding*		AC @	\$ 582 = \$		\$ - *
Mulching*		AC @	\$ 507 = \$		\$ - *
Permanent Erosion Control Blanket*		SY @	\$ 6 = \$		\$ - *
Temporary Erosion Control Blanket		SY @	\$ 3 = \$		\$ -
Vehicle Tracking Control		EA @	\$ 1,625 = \$		\$ -
Safety Fence		LF @	\$ 3 = \$		\$ -
Silt Fence		LF @	\$ 4 = \$		\$ -
Temporary Seeding		AC @	\$ 485 = \$		\$ -
Temporary Mulch		AC @	\$ 507 = \$		\$ -
Erosion Bales		EA @	\$ 21 = \$		\$ -
Erosion Logs		LF @	\$ 6 = \$		\$ -
Rock Ditch Checks		EA @	\$ 4,000 = \$		\$ -
Inlet Protection	16.00	EA @	\$ 153 = \$ 2,448.00		\$ 2,448.00
Sediment Basin		EA @	\$ 1,625 = \$		\$ -
Concrete Washout Basin	1.00	EA @	\$ 776 = \$ 776.00		\$ 776.00
		@	\$ = \$		\$ -
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process.					
Section 1 Subtotal				= \$ 3,224.00	\$ 3,224.00

Section 2 - Public Improvements**	Quantity	Units	Price	%	Remaining
				Complete	
- Roadway Improvements					
Construction Traffic Control		LS @	\$ 5,000 = \$		\$ - *
Aggregate Base Course	10,000.00	Tons @	\$ 18 = \$ 180,000.00	80.00	\$ 36,000.00 *
Asphalt Pavement	8,770.00	Tons @	\$ 65 = \$ 570,050.00	80.00	\$ 114,010.00 *
Raised Median, Paved	11,300.00	SF @	\$ 7 = \$ 79,100.00	80.00	\$ 15,820.00 *
Electrical Conduit, Size =		LF @	\$ 14 = \$		\$ - *
Traffic Signal, complete intersection		EA @	\$ 250,000 = \$		\$ - *
Regulatory Sign	31.00	EA @	\$ 100 = \$ 3,100.00		\$ 3,100.00 *
Advisory Sign		EA @	\$ 100 = \$		\$ - *
Guide/Street Name Sign	8.00	EA @	\$ 200 = \$ 1,600.00		\$ 1,600.00 *
Epoxy Pavement Marking	8,100.00	SF @	\$ 12 = \$ 97,200.00		\$ 97,200.00 *
Thermoplastic Pavement Marking	150.00	SF @	\$ 22 = \$ 3,300.00		\$ 3,300.00 *
Barricade - Type F	4.00	EA @	\$ 115 = \$ 460.00	80.00	\$ 92.00 *
Delineator (Type I)		EA @	\$ 21 = \$		\$ - *
Curb and Gutter, Type C (Ramp)		LF @	\$ 21 = \$		\$ - *
Curb and Gutter, Type A (6" Vertical)	11,100.00	LF @	\$ 16 = \$ 177,600.00	80.00	\$ 35,520.00 *
Curb and Gutter, Type B (Median)	1,280.00	LF @	\$ 13 = \$ 16,640.00	80.00	\$ 3,328.00 *
Pedestrian Ramp	260.00	SY @	\$ 108 = \$ 28,080.00	80.00	\$ 5,616.00 *

Cross Pan	85.00	SY	@	\$	\$53	=	\$	4,505.00	80.00	\$	901.00	*
Curb Chase		EA	@	\$	\$1,300	=	\$			\$	-	*
Guardrail Type 3 (W-Beam)		LF	@	\$	\$18	=	\$			\$	-	*
Guardrail Type 7 (Concrete)		LF	@	\$	\$67	=	\$			\$	-	*
Guardrail End Anchorage		EA	@	\$	\$1,978	=	\$			\$	-	*
Guardrail Impact Attenuator		EA	@	\$	\$3,564	=	\$			\$	-	*
Jimmy Camp Creek Bridge (260' long)		LS	@	\$	\$2,550,000	=	\$			\$	-	*
- Storm Drain Improvements												
Concrete Box Culvert (M Standard), Size (W x H)		LF	@	\$		=	\$			\$	-	*
Reinforced Concrete Pipe (RCP) 24" HERC		LF	@	\$	90	=	\$			\$	-	*
18" Reinforced Concrete Pipe	540.00	LF	@	\$	\$69	=	\$	37,260.00	80.00	\$	7,452.00	*
24" Reinforced Concrete Pipe	400.00	LF	@	\$	\$84	=	\$	33,600.00	80.00	\$	6,720.00	*
30" Reinforced Concrete Pipe	145.00	LF	@	\$	\$94	=	\$	13,630.00	80.00	\$	2,726.00	*
36" Reinforced Concrete Pipe	1,030.00	LF	@	\$	\$124	=	\$	127,720.00	80.00	\$	25,544.00	*
42" Reinforced Concrete Pipe	1,100.00	LF	@	\$	\$134	=	\$	147,400.00	80.00	\$	29,480.00	*
48" Reinforced Concrete Pipe	220.00	LF	@	\$	\$178	=	\$	39,160.00	80.00	\$	7,832.00	*
54" Reinforced Concrete Pipe	1,400.00	LF	@	\$	\$182	=	\$	254,800.00	80.00	\$	50,960.00	*
60" Reinforced Concrete Pipe		LF	@	\$	\$216	=	\$			\$	-	*
66" Reinforced Concrete Pipe	1,370.00	LF	@	\$	\$263	=	\$	360,310.00	80.00	\$	72,062.00	*
72" Reinforced Concrete Pipe		LF	@	\$	\$283	=	\$			\$	-	*
Corrugated Steel Pipe (CSP) Size		LF	@	\$		=	\$			\$	-	*
18" Corrugated Steel Pipe		LF	@	\$	\$66	=	\$			\$	-	*
24" Corrugated Steel Pipe		LF	@	\$	\$96	=	\$			\$	-	*
30" Corrugated Steel Pipe		LF	@	\$	\$101	=	\$			\$	-	*
36" Corrugated Steel Pipe		LF	@	\$	\$136	=	\$			\$	-	*
42" Corrugated Steel Pipe		LF	@	\$	\$147	=	\$			\$	-	*
48" Corrugated Steel Pipe		LF	@	\$	\$169	=	\$			\$	-	*
54" Corrugated Steel Pipe		LF	@	\$	\$193	=	\$			\$	-	*
60" Corrugated Steel Pipe		LF	@	\$	\$227	=	\$			\$	-	*
66" Corrugated Steel Pipe		LF	@	\$	\$278	=	\$			\$	-	*
72" Corrugated Steel Pipe		LF	@	\$	\$330	=	\$			\$	-	*
78" Corrugated Steel Pipe		LF	@	\$	\$381	=	\$			\$	-	*
84" Corrugated Steel Pipe		LF	@	\$	\$432	=	\$			\$	-	*
Flared End Section (FES) RCP †	4.00	EA	@	\$	800	=	\$	3,200.00	80.00	\$	640.00	*
Flared End Section (FES) CSP †		EA	@	\$		=	\$			\$	-	*
End Treatment- Headwall		EA	@	\$		=	\$			\$	-	*
End Treatment- Wingwall		EA	@	\$		=	\$			\$	-	*
End Treatment - Cutoff Wall		EA	@	\$		=	\$			\$	-	*
Curb Inlet (Type R) L=5', Depth < 5 feet		EA	@	\$	\$3,791	=	\$			\$	-	*
Curb Inlet (Type R) L=5', 5'-10' Depth	3.00	EA	@	\$	\$5,044	=	\$	15,132.00	80.00	\$	3,026.40	*
Curb Inlet (Type R) L=5', 10'-15' Depth		EA	@	\$	\$6,027	=	\$			\$	-	*
Curb Inlet (Type R) L=10', Depth < 5 feet		EA	@	\$	\$5,528	=	\$			\$	-	*
Curb Inlet (Type R) L=10', 5'-10' Depth	7.00	EA	@	\$	\$6,694	=	\$	46,858.00	80.00	\$	9,371.60	*
Curb Inlet (Type R) L=10', 10'-15' Depth		EA	@	\$	\$7,500	=	\$			\$	-	*
Curb Inlet (Type R) L=15', Depth < 5 feet		EA	@	\$	\$7,923	=	\$			\$	-	*
Curb Inlet (Type R) L=15', 5'-10' Depth	6.00	EA	@	\$	\$8,000	=	\$	48,000.00	80.00	\$	9,600.00	*
Curb Inlet (Type R) L=15', 10'-15' Depth		EA	@	\$	\$8,800	=	\$			\$	-	*
Curb Inlet (Type R) L=20', Depth < 5 feet		EA	@	\$	\$8,000	=	\$			\$	-	*
Curb Inlet (Type R) L=20', 5'-10' Depth	2.00	EA	@	\$	\$8,830	=	\$	17,660.00	80.00	\$	3,532.00	*
Curb Inlet (Type R) L=____', ____'-____' Depth		EA	@	\$		=	\$			\$	-	*
Curb Inlet (Type R) L=____', ____'-____' Depth		EA	@	\$		=	\$			\$	-	*
Grated Inlet (Type C), < 5' deep		EA	@	\$	\$3,270	=	\$			\$	-	*
Grated Inlet (Type D), < 5' deep		EA	@	\$	\$3,908	=	\$			\$	-	*
Storm Sewer Manhole, Box Base, Depth < 15 feet	12.00	EA	@	\$	\$8,592	=	\$	103,104.00	80.00	\$	20,620.80	*
Storm Sewer Manhole, Slab Base, Depth < 15 feet	8.00	EA	@	\$	\$4,575	=	\$	36,600.00	80.00	\$	7,320.00	*
Geotextile (Erosion Control)		SY	@	\$	\$5	=	\$			\$	-	*
Rip Rap, d50 Size from 6" to 24"	300.00	CY	@	\$	\$98	=	\$	29,400.00	80.00	\$	5,880.00	*
Rip Rap, Grouted		CY	@	\$	\$215	=	\$			\$	-	*
Drainage Channel Construction, Size (W x H)		LF	@	\$		=	\$			\$	-	*
Channel Lining, Concrete		CY	@	\$	\$450	=	\$			\$	-	*
Channel Lining, Rip Rap		CY	@	\$	\$98	=	\$			\$	-	*
Channel Lining, Grass		AC	@	\$	\$1,287	=	\$			\$	-	*

Channel Lining, Other Stabilization		SY	@	\$	\$3	=	\$		\$	-	*
Detention Outlet Structure		EA	@	\$	20,000	=	\$		\$	-	*
Detention Emergency Spillway		EA	@	\$	15,000	=	\$		\$	-	*
Permanent Water Quality Facility (Describe)		EA	@	\$	25,000	=	\$		\$	-	*
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process. † For flared end sections, multiply pipe LF cost by 6										262,766.80	
Section 2 Subtotal									\$	2,475,469.00	579,253.80 **

Section 3 - Common Development Improvements (Private or District)***	Quantity	Units	Price		% Complete	Remaining
- Roadway Improvements						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
Concrete Sidewalk	7,500.00	SY	@ \$ \$38	= \$ 285,000.00		\$ 285,000.00
			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
- Storm Drain Improvements						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
			@ \$	= \$		\$ -
- Water System Improvements						
Water Main Pipe (PVC), Size 8"		LF	@ \$ \$94	= \$		\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	@ \$ \$137	= \$		\$ -
Gate Valves, 8"		EA	@ \$ \$1,852	= \$		\$ -
Fire Hydrant Assembly w/ all valves		EA	@ \$ \$6,430	= \$		\$ -
Water Service Line Installation, including tap and valves		EA	@ \$ 1,253	= \$		\$ -
		EA	@ \$	= \$		\$ -
- Sanitary Sewer Improvements						
Sewer Main Pipe (PVC), Size 8"		LF	@ \$ \$94	= \$		\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	@ \$ \$4,575	= \$		\$ -
Sanitary Service Line Installation, complete		EA	@ \$ 1,516	= \$		\$ -
Sanitary Sewer Lift Station, complete		EA	@ \$	= \$		\$ -
- Landscaping (If Applicable)						
(List landscaping line items and cost - usually only in case of subdivision specific condition of approval, or PUD)		EA	@ \$	= \$		\$ -
		EA	@ \$	= \$		\$ -
		EA	@ \$	= \$		\$ -
		EA	@ \$	= \$		\$ -
		EA	@ \$	= \$		\$ -
***items in this section are not subject to defect warranty financial assurance						
Section 3 Subtotal				= \$	285,000.00	285,000.00

Financial Assurance Totals

As-built drawings - (FILL IN IF THERE ARE ANY PUBLICLY-MAINTAINED IMPROVEMENTS) \$ 55,000
(Inc. survey to verify detention pond volumes.)

Total Construction Financial Assurance \$2,768,693.00

(Sum of all section subtotals)

Total Remaining Construction Financial Assurance 872,477.80

(Sum of all section totals less credit for items complete)

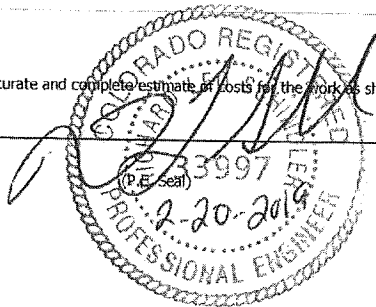
Total Defect Warranty Financial Assurance \$495,093.80

(20% of all items identified as public improvements(*) To be collateralized at time of preliminary acceptance)

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the works shown on the approved Construction Drawings associated with the Project.

Engineer



Date

[Signature]

Approved by Owner / Applicant

[Signature]

Date

Approved by El Paso County Engineer / ECM Administrator

Date