2026 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 2/2026

PROJECT INFORMATION			
Project Name: The Commons at Falcon Field Filing No. 1	DATE:	8/15/2026	PCD File No. SF2435

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 5,000; $8,000 min		CY	$ 7.50	=	$ -		$ -	*
5,001-20,000; $30,000 min		CY	$ 6.50	=	$ -		$ -	*
20,001-50,000; $100,000 min		CY	$ 4.50	=	$ -		$ -	*
50,001-200,000; $175,000 min	200000.	CY	$ 3.00	=	$ 600,000.00		$ 600,000.00	*
greater than 200,000; $500,000 min		CY	$ 2.50	=	$ -		$ -	*
Erosion Control Blanket		SY	$ 6.00	=	$ -		$ -	*
Seeding (inc. noxious weed mgmnt.) & Mulching	57.	AC	$ 2,037.00	=	$ 116,109.00		$ 116,109.00	*
Permanent Pond/BMP B (provide engineer's estimate)	1.	EA	$ 66,561.00	=	$ 66,561.00		$ 66,561.00	*
Permanent Pond/BMP C (provide engineer's estimate)	1.	EA	$ 51,889.00	=	$ 51,889.00		$ 51,889.00	*
					$ -		$ -	*
[insert items not listed but part of construction plans]					$ -		$ -	*
Concrete Washout Basin	1.	EA	$ 1,790.00	=	$ 1,790.00		$ 1,790.00	
Inlet Protection	10.	EA	$ 322.00	=	$ 3,220.00		$ 3,220.00	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Safety Fence	7000.	LF	$ 5.00	=	$ 35,000.00		$ 35,000.00	
Sediment Basin	5.	EA	$ 3,483.00	=	$ 17,415.00		$ 17,415.00	
Sediment Trap		EA	$ 877.00	=	$ -		$ -	
Silt Fence	9500.	LF	$ 3.00	=	$ 28,500.00		$ 28,500.00	
Slope Drain		LF	$ 30.00	=	$ -		$ -	
Straw Bale		EA	$ 56.00	=	$ -		$ -	
Straw Wattle/Rock Sock		LF	$ 11.00	=	$ -		$ -	
Surface Roughening	57.	AC	$ 507.00	=	$ 28,899.00		$ 28,899.00	
Vehicle Tracking Control	1.	EA	$ 3,840.00	=	$ 3,840.00		$ 3,840.00	
Diversion Swale(s)	1.	LS	$ 5,000.00	=	$ 5,000.00		$ 5,000.00	
Geomembrane Pond Liner	101000.	SF	$ 1.00	=	$ 101,000.00		$ 101,000.00	
				=	$ -		$ -	
[insert items not listed but part of construction plans]				=	$ -		$ -	
	MAINTENANCE (35% of Construction BMPs)			=	$ 78,005.90		$ 78,005.90	
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)	**Section 1 Subtotal**			**=**	**$ 1,137,228.90**		**$ 1,137,228.90**	
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								*
Construction Traffic Control	1.	LS		=	$ -		$ -	*
Aggregate Base Course (135 lbs/cf)		Tons	$ 42.00	=	$ -		$ -	*
Aggregate Base Course (135 lbs/cf)	3200.	CY	$ 81.00	=	$ 259,200.00		$ 259,200.00	*
Asphalt Pavement (3" thick)		SY	$ 22.00	=	$ -		$ -	*
Asphalt Pavement (4" thick)		SY	$ 31.00	=	$ -		$ -	*
Asphalt Pavement (6" thick)	19197.	SY	$ 47.00	=	$ 902,259.00		$ 902,259.00	*
Asphalt Pavement (147 lbs/cf) _" thick		Tons	$ 140.00	=	$ -		$ -	*
Raised Median, Paved	7848.	SF	$ 15.00	=	$ 117,720.00		$ 117,720.00	*
Signs (regulatory/advisory/guide/street)	43.	EA	$ 293.00	=	$ 12,599.00		$ 12,599.00	*
Epoxy Pavement Marking	750.	SF	$ 19.00	=	$ 14,250.00		$ 14,250.00	*
Thermoplastic Pavement Marking		SF	$ 29.00	=	$ -		$ -	*
Barricade - Type 3		EA	$ 380.00	=	$ -		$ -	*
Delineator - Type I		EA	$ 38.00	=	$ -		$ -	*
Curb and Gutter, Type A (6" Vertical)	10583.	LF	$ 49.00	=	$ 518,567.00		$ 518,567.00	*
Curb and Gutter, Type B (Median)		LF	$ 50.00	=	$ -		$ -	*
Curb and Gutter, Type C (Ramp)		LF	$ 51.00	=	$ -		$ -	*
4" Sidewalk (common areas only)		SY	$ 69.00	=	$ -		$ -	*
5" Sidewalk	4705.	SY	$ 85.00	=	$ 399,925.00		$ 399,925.00	*
6" Sidewalk		SY	$ 113.00	=	$ -		$ -	*
8" Sidewalk		SY	$ 141.00	=	$ -		$ -	*
Pedestrian Ramp	40.	EA	$ 1,961.00	=	$ 78,440.00		$ 78,440.00	*
Cross Pan, local (8" thick, 6' wide to include return)		LF	$ 87.00	=	$ -		$ -	*
Cross Pan, collector (9" thick, 8' wide to include return)	120.	LF	$ 131.00	=	$ 15,720.00		$ 15,720.00	*
Curb Opening with Drainage Chase		EA	$ 2,341.00	=	$ -		$ -	*
Guardrail Type 3 (W-Beam)		LF	$ 87.00	=	$ -		$ -	*
Guardrail Type 7 (Concrete)		LF	$ 104.00	=	$ -		$ -	*
Guardrail End Anchorage		EA	$ 2,485.00	=	$ -		$ -	*
Guardrail Impact Attenuator		EA	$ 22,568.00	=	$ -		$ -	*
Sound Barrier Fence (CMU block, 6' high)		LF	$ 113.00	=	$ -		$ -	*
Sound Barrier Fence (panels, 6' high)		LF	$ 115.00	=	$ -		$ -	*
Electrical Conduit, Size =		LF	$ 33.00	=	$ -		$ -	*
Traffic Signal, (provide engineer's estimate)		EA		=	$ -		$ -	*
Survey Monumentation	1.	EA	$ 638.00	=	$ 638.00		$ 638.00	*
				=	$ -		$ -	*

PROJECT INFORMATION

Project Name: The Commons at Falcon Field Filing No. 1		**DATE:**	**8/15/2026**	**PCD File No. SF2435**

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 (8 W x 4 H)	753.	LF	$ 1,760.00	=	$ 1,325,280.00		$ 1,325,280.00	*
18" Reinforced Concrete Pipe	69.	LF	$ 111.00	=	$ 7,659.00		$ 7,659.00	*
24" Reinforced Concrete Pipe	58.	LF	$ 161.00	=	$ 9,338.00		$ 9,338.00	*
30" Reinforced Concrete Pipe		LF	$ 167.00	=	$ -		$ -	*
36" Reinforced Concrete Pipe	460.	LF	$ 191.00	=	$ 87,860.00		$ 87,860.00	*
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -	*
48" Reinforced Concrete Pipe		LF	$ 349.00	=	$ -		$ -	*
54" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -	*
60" Reinforced Concrete Pipe		LF	$ 476.00	=	$ -		$ -	*
66" Reinforced Concrete Pipe		LF	$ 550.00	=	$ -		$ -	*
72" Reinforced Concrete Pipe		LF	$ 616.00	=	$ -		$ -	*
18" Corrugated Steel Pipe		LF	$ 136.00	=	$ -		$ -	*
24" Corrugated Steel Pipe		LF	$ 229.00	=	$ -		$ -	*
30" Corrugated Steel Pipe		LF	$ 244.00	=	$ -		$ -	*
36" Corrugated Steel Pipe		LF	$ 244.00	=	$ -		$ -	*
42" Corrugated Steel Pipe		LF	$ 226.00	=	$ -		$ -	*
48" Corrugated Steel Pipe		LF	$ 465.00	=	$ -		$ -	*
54" Corrugated Steel Pipe		LF	$ 459.00	=	$ -		$ -	*
60" Corrugated Steel Pipe		LF	$ 501.00	=	$ -		$ -	*
66" Corrugated Steel Pipe		LF	$ 580.00	=	$ -		$ -	*
72" Corrugated Steel Pipe		LF	$ 654.00	=	$ -		$ -	*
78" Corrugated Steel Pipe		LF	$ 728.00	=	$ -		$ -	*
84" Corrugated Steel Pipe		LF	$ 901.00	=	$ -		$ -	*
Flared End Section (FES) RCP Size = 18 (unit cost = 6x pipe unit cost)		EA	$ 1,012.50	=	$ -		$ -	*
Flared End Section (FES) CSP Size = 24 (unit cost = 6x pipe unit cost)		EA	$ 1,147.50	=	$ -		$ -	*
Flared End Section (FES) CSP Size = 36 (unit cost = 6x pipe unit cost)		EA	$ 2,025.00	=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
End Treatment- Headwall	1.	EA	$ 10,000.00	=	$ 10,000.00		$ 10,000.00	*
End Treatment- Wingwall		EA		=	$ -		$ -	*
End Treatment - Cutoff Wall 17	1.	EA	$ 2,500.00	=	$ 2,500.00		$ 2,500.00	*
Curb Inlet (Type R) L=5', Depth < 5'	5.	EA	$ 8,814.00	=	$ 44,070.00		$ 44,070.00	*
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	$ 10,835.00	=	$ -		$ -	*
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 12,206.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', Depth < 5'	1.	EA	$ 11,438.00	=	$ 11,438.00		$ 11,438.00	*
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 12,689.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 16,174.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 14,452.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 17,237.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 21,610.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 16,499.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 20,012.00	=	$ -		$ -	*
Grated Inlet (Type C), Depth < 5'		EA	$ 8,156.00	=	$ -		$ -	*
Grated Inlet (Type D), Depth < 5'		EA	$ 11,435.00	=	$ -		$ -	*
Storm Sewer Manhole, Box Base	4.	EA	$ 18,950.00	=	$ 75,800.00		$ 75,800.00	*
Storm Sewer Manhole, Slab Base	4.	EA	$ 9,314.00	=	$ 37,256.00		$ 37,256.00	*
Geotextile (Erosion Control)	50.	SY	$ 6.00	=	$ 300.00		$ 300.00	*
Rip Rap, d50 size from 6" to 24"	500.	Tons	$ 102.00	=	$ 51,000.00		$ 51,000.00	*
Rip Rap, Grouted		Tons	$ 136.00	=	$ -		$ -	*
Drainage Channel Construction, Size (W x H)	321.	LF	$ 25.00	=	$ 8,025.00		$ 8,025.00	*
Drainage Channel Lining, Concrete		CY	$ 815.00	=	$ -		$ -	*
Drainage Channel Lining, Rip Rap	200.	CY	$ 234.00	=	$ 46,800.00		$ 46,800.00	*
Drainage Channel Lining, Grass	1.	AC	$ 2,100.00	=	$ 1,050.00		$ 1,050.00	*
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	$ 13.00	=	$ -		$ -	*
Culvert JunctIon Box	1.	LS	$ 92,000.00	=	$ 92,000.00		$ 92,000.00	*
LOMR	1.	LS	$ 5,000.00	=	$ 5,000.00		$ 5,000.00	*
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 2 Subtotal**	**=**	**$ 4,134,694.00**		**$ 4,134,694.00**	*

PROJECT INFORMATION				
Project Name: The Commons at Falcon Field Filing No. 1	DATE:	8/15/2026	PCD File No.	SF2435

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS							
Natural Gas (CSU)	3000.	LF	$ 25.00	=	$ 75,000.00		$ 75,000.00
Electric (MVEA)	1.	EA	$ 250,000.00	=	$ 250,000.00		$ 250,000.00
Phone/Comm	1.	EA	$ 50,000.00	=	$ 50,000.00		$ 50,000.00
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
18" RCP	542.	LF	$ 111.00	=	$ 60,162.00		$ 60,162.00
24" RCP	769.	LF	$ 161.00	=	$ 123,809.00		$ 123,809.00
36" RCP	1183.	LF	$ 191.00	=	$ 225,953.00		$ 225,953.00
18" FES	3.	EA	$ 1,012.00	=	$ 3,036.00		$ 3,036.00
24" FES	5	EA	$ 1,047.00		$ 5,235.00		$ 5,235.00
30" FES	1	EA	$ 1,850.00		$ 1,850.00		$ 1,850.00
5' Curb inlet (Type R)	4	EA	$ 8,814.00		$ 35,256.00		$ 35,256.00
Storm sewer manhole (slab base)	13.	EA	$ 9,314.00	=	$ 121,082.00		$ 121,082.00
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	6755.	LF	$ 90.00	=	$ 607,950.00		$ 607,950.00
Water Main Pipe (Ductile Iron), Size 8"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 8"	55.	EA	$ 2,599.00	=	$ 142,945.00		$ 142,945.00
Fire Hydrant Assembly, w/ all valves	15.	EA	$ 9,228.00	=	$ 138,420.00		$ 138,420.00
Water Service Line Installation, inc. tap and valves	8.	EA	$ 1,852.00	=	$ 14,816.00		$ 14,816.00
Fire Cistern Installation, complete		EA		=	$ -		$ -
Bore Across Highway 24	100.	LF	$ 250.00	=	$ 25,000.00		$ 25,000.00
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	4681.	LF	$ 90.00	=	$ 421,290.00		$ 421,290.00
Sanitary Sewer Manhole, Depth < 15 feet	22.	EA	$ 6,136.00	=	$ 134,992.00		$ 134,992.00
Sanitary Service Line Installation, complete	8.	EA	$ 1,962.00	=	$ 15,696.00		$ 15,696.00
Sanitary Sewer Lift Station, complete		EA		=	$ -		$ -
6" Underdrain	4028.	LF	$ 45.00	=	$ 181,260.00		$ 181,260.00
[insert items not listed but part of construction plans]				=	$ -		$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
Filing 1 ROW and open space landscaping	1.	LS	$ 150,000.00	=	$ 150,000.00		$ 150,000.00
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
** - Section 3 is not subject to defect warranty requirements			**Section 3 Subtotal**	**=**	**$ 2,783,752.00**		**$ 2,783,752.00**
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	$ 20,000.00	=	$ 20,000.00		$ 20,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	$ 10,000.00	=	$ 10,000.00		$ 10,000.00

Total Construction Financial Assurance **$ 8,085,674.90**
(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) **$ 8,085,674.90**
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance **$ 993,850.60**
(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